

**Scott County Planning and Zoning Commission**  
**October 21, 2008**  
**1<sup>st</sup> Floor Board Room, Administrative Center**

Members Present: Ion, Kluever, Liske, Paustian

Members Absent: Mehrens, Ridenour, Scheibe-Excused

Staff Present: Huey

Others Present: 6 others

1. **Call to Order** Vice Chair Kluever called the meeting to order at 7:30 p.m.
2. **Minutes** Ion made a motion to approve the October 7, 2008 minutes with the correction of replacing Liske on minute motion. Paustian seconded the motion.  
Vote: 4-0 All ayes.
3. **Public Hearing-Sketch Plan** –Rollie Schneckloth Estate, section 27, Allens Grove Township

Huey showed the air photo of the property and explained that due to the previous split off of one acre subsequent splits requires subdivision approval. Huey showed the proposed plat of the property, creating an additional 2.09 acre residential development lot. Huey showed the site photos of the property. This is a request for a sketch plan of a minor plat said Huey and does not require Board of Supervisors approval until the Final Plat is approved by the Commission. Huey showed the zoning map and current and proposed platting explaining that a portion of the property is zoned Single Family Residential with the balance being zoned Agricultural General. Huey also expounded on the variance request to allow one single family dwelling on the balance of the ag zoned portion.

Kluever asked if anyone from the public wished to speak. Wes Moeller spoke on behalf of the request as the proposed buyer of the two acre lot. Chris Meyer, neighbor to the north had questions on the use of the balance of the property and whether or not it could be subdivided.

Kluever asked if the applicant had any comments. Lesley Carter, executer for the Rollie Schneckloth Estate, said she had nothing new to add.

Kluever asked for staff's recommendation. Huey said staff recommends that the sketch plan for the proposed 2.09 acre parcel be approved.

Commission discussion took place. Paustian made a motion to approve the sketch plan, Liske seconded the motion.

Vote: 3 Ayes 1 Nay (Kluever)

4. **Public Notice-Sketch Plan/Final Plat**-Hubner Heights 2<sup>nd</sup> Addition, Section 28, Allens Grove Township

Huey showed the proposed plat and gave the history of the Hubner Heights Addition that was approved in 1997. Approval of this plat, said Huey, would create an additional development lot for one single family home. Huey explained the access to the property existing with a 40 foot wide strip of land located between Lots 3 and 4 of Hubner Heights. Huey said the Health Department and the County Engineer had no comments on the request. Staff mailed notification to property owners within five hundred feet and has not received any comments or concerns regarding this request.

Kluever asked if the applicant would like to speak. Howard Hunt, father in law of the prospective buyer, said they only want to build one house and had no intentions of further subdividing the property.

Kluever asked for staff's recommendation. Huey said staff recommends that the Sketch Plan/Final Plat of Hubner Heights 2<sup>nd</sup> Addition be approved.

Commission discussion took place. Liske made a motion to approve the Sketch Plan/Final Plat of Hubner Heights 2<sup>nd</sup> Addition. Paustian seconded the motion.

Vote: 4-0 All Ayes

With no new business to come before the Commission the meeting was adjourned at 8:10 P.M.