

Scott County Planning and Zoning Commission
November 18, 2008
1st Floor Board Room, Administrative Center

Members Present: Ion, Kluever, Liske, Mehrens, Ridenour, Scheibe

Members Absent: Paustian-Excused

Staff Present: Huey and Kelly

Others Present: 30 others

1. **Call to Order** Chair Scheibe called the meeting to order at 7:00 p.m.
2. **Minutes** Ion made a motion to approve the October 21, 2008 minutes. Kluever seconded the motion.
Vote: 6-0 All ayes.
3. **Public Hearing-Rezoning** –Samuel Vuckovic, Section 10, Buffalo Township

Huey showed the air photo of the property and explained location of proposed site. Huey showed the proposed plat of the property along with the current zoning map. The Future Land Use map, said Huey, does not show this area as future development because at the time 100th Avenue was a gravel road but has since been macadam resurfaced, also Huey said the Future Land Use Map is to act as a guide for development in the county. With this size parcel, said Huey, possibly three homes could be built if this rezoning is approved. Huey showed the site photos of the property, and the proposed site plan for home location. Huey went over the criteria used to determine if a request is appropriate for the location.

Scheibe asked if the applicant would like to respond. Vuckovic said he only intends for one house to be built on the site.

Scheibe asked if anyone from the public had any comments. Steve Gustaf, adjacent property owner had questions about future restrictions and development of the property.

Scheibe asked for staff's recommendation. Huey said staff recommends the rezoning of this property from Agricultural General (A-G) to Single Family Residential (R-1) be approved based on it compliance with a preponderance of the criteria of Land Use Policies adopted in the 2008 Scott County Comprehensive Plan.

Commission discussion took place. Ridenour made a motion to approve the rezoning, Liske seconded the motion.

Vote: All Ayes (6-0)

4. **Public Notice-Preliminary Plat**—The Estates at Harmony Lake, Section 26, Blue Grass Township

Huey showed air photos of the property. Huey said this request is for a twenty four (24) lot subdivision located on 156th Street and explained that the Planning and Zoning Commission had already reviewed this plat and recommended approval on October 7, 2008 but since that time the neighbors have come forward with concerns regarding 156th Street. Therefore, said Huey the Board of Supervisors sent the request back to the Commission for additional review. Huey showed the other sketch plans that had previously been considered. Huey showed the plat of this request.

Scheibe asked if the applicant would like to speak. Ken Haugan addressed the Commission and said he thinks an agreement has been reached regarding the concerns of the neighbors.

Scheibe asked if anyone from the public would like to speak. Al Brockmeyer, President of the Harmony Hills Homeowner's Association addressed the Commission and said he feels a fair and equitable agreement has been reached with the developer regarding the repair and maintenance of 156th Street. Steven Tracy and Fred Brown addressed the Commission regarding the agreement should the property change hands and what caused the road to deteriorate.

Scheibe asked for staff's recommendation. Huey said staff recommends approval of the Preliminary Plat of The Estates at Harmony Lake with the conditions that: (1).The developer pay any repairs necessary, as determined by the County Engineer, to 156th Street following completion of the streets with the Estates at Lake Harmony, and that the developer pay for half the ongoing maintenance and future repair cost for 156th Street; (2). The covenants for the Estates at Lake Harmony include provisions for that homeowners association to assume the developers responsibility for 156th Street at the time that association accepts the roads within its subdivision; (3). The City of Davenport also review and approve the Preliminary and Final Plat prior to Final Plat approval by the Board of Supervisors; (4). That no Final Plat that would result in greater than fifty (50) total lots for any portion of the Harmony Development be approved until a second access is provided; (5). A stormwater drainage plan be approved that is in compliance with the requirements of the Subdivision Regulations and that shows sufficient capacity for the lake to serve as a stormwater detention basin; (6). The stormwater drainage and erosion control plan be reviewed and approved by the Soil Conservationist at the NRCS; (7). The proposed wastewater treatment facilities meet Health Department and Iowa Department of Natural Resources requirements ;(8). The County Engineer review and approve all street construction plans prior to construction; (9). The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

Commission discussion took place. Ridenour said he would be abstaining from discussion and voting. Scheibe said she would like to add a 10th condition to the motion that neighbors be notified when the Final Plat application is received. Liske made a motion to approve the request with the nine conditions outlined by staff and adding the 10th condition of neighbor notification for the Final Plat. Kluever seconded the motion.

Vote: 5 Ayes 1 Abstention (Ridenour)

With no new business to come before the Commission the meeting was adjourned at 7:45 P.M.

