

Scott County Planning and Zoning Commission
January 4, 2011
1st Floor Board Room, Administrative Center

Members Present: Ion, Kluever, Lloyd, Mehrens, Paustian Ridenour, Scheibe

Members Absent: None

Staff Present: Huey and Kelly

Others Present: 7 others

1. **Call to Order** Chair Kluever called the meeting to order at 7:00 p.m.

2. **Minutes** Ion made a motion to approve the October 19 2010 and November 2, 2010 minutes with the correction of the location of the meeting and the time. Mehrens seconded the motion. Vote: 7-0 All Ayes.

3. **Site Plan Review**-Wingate/Haugen, Buffalo Township, Section 1
This request said Huey is to allow an auction house to be conducted with auctions conducted twice a month. Huey showed air photos and gave a history of property. Huey showed the zoning map and explained the minimum parking requirements. The proposed site plan was shown. Site photos from 2005 were shown. Kluever asked if the applicant was present. Ken Haugen addressed the Commission and respectfully asked for approval.

Kluever asked if anyone one from the public wished to speak. No one spoke.

Kluever asked for staff's recommendation. Huey said staff recommends approval of the site plan for occupancy of the existing building for office and retail space.

Commission discussion took place on the type of auctions and the typical number of people attending the auctions.

Ridenour made a motion to approve the site plan. Lloyd seconded the motion.

Vote: All Ayes (7-0)

4. **Final Plat**- Kauth 2nd Addition, Section 10, Buffalo Township

Huey showed the air photo of the property and explained the history of this request. Huey went over the original four condition placed on the request at Preliminary Plat approval, which have been met said Huey. Huey showed site photos of the proposed subdivision. Huey showed the original Preliminary Plat and the current final plat pointing out the changes. Huey said Jon Burgstrum is present to speak regarding the construction of the roads within this subdivision.

Kluever asked if the applicant would like to respond. Robert Kauth addressed the Commission and said he would like to finally have this project complete.

Kluever asked if anyone from the public had any comments. No one spoke.

Ridenour asked Burgstrum about the road construction. Burgstrum said his staff is monitoring the roads and he is not yet ready to make a recommendation as to accept these roads into the county system or not. More discussion on the roads took place regarding the 7% grade, green space and road maintenance.

Kluever asked for staff's recommendation. Huey said staff recommends approval of the Final Plat of Kauth's 2nd Addition with the four conditions of the Preliminary Plat having been determined to be met.

Ridenour made a motion to approve the Final Plat Kauth's 2nd addition with the four conditions outlined by staff. Paustian seconded the motion.

Vote: 7-0 All Ayes

5. **Final Plat**- Oak Valley, Section 15, Buffalo Township

Huey showed the zoning map, air photo and gave the history of this property, with the original preliminary plat and the numerous amendments to that plat that have made. The road improvements that were discussed during the preliminary plat review for the shared access from the east off of Coon Hunter Road, have not been completed, said Huey and staff would recommend that a surety bond be posted prior to approval by the Board of Supervisors.

Kluever asked if the applicant would like to speak. Reed addressed the Commission and asked that the surety bond condition be removed. Reed explained the history of the access to the property and the court action that took place over it. Reed expounded into the numerous problems he has encountered during this subdivision process.

Commission discussion took place regarding the road improvements and the recommendation made during the Preliminary Plat process following preliminary plat review the Planning Commission has determined requiring the upgrading of this substandard access was appropriate. Paustian made a motion to approve the final plat with the condition that a surety bond be posted prior to Board of Supervisors approval in accordance with staff's recommendation. Ridenour seconded the motion.

Vote: (7-0) All Ayes

6. **Sketch Plan/Final Plat**-Seven Cities Sod, Section 30, Sheridan Township

Huey showed air photos, the proposed sketch plan and explained that the simultaneous subdivision of property triggers the subdivision process. The subdivision regulations, said Huey allow plat to be reviewed as a minor plat if the plat creates less than five (4) lots and does not involve the extension of any new streets.

Kluever asked if anyone from the public wished to speak. No one spoke. The applicant was not present.

Kluever asked for staff's recommendation. Huey said staff recommends that the final plat

for Seven Cities Sod 1st Addition be approved with the condition that the plat be amended to show an additional two feet of road easement along the frontage of the proposed lot.

Schiebe made a motion to approve the Final plat of Seven Cities Sod 1st Addition with the condition outlined by staff. Paustian seconded the motion.

Vote: (7-0) All Ayes

7. Adoption of the New Flood Insurance Rate maps and amend certain provisions and sections of the Scott County Code Chapter 6

Huey presented the current Flood zone maps and the new flood zone maps by townships. Huey said since 1978 Scott County has adopted Flood Insurance maps and participated in the National Flood Insurance Program. Huey said on April 9, 2009 a public hearing was held by Scott County to allow public review and comment on the preliminary FIRMs and the Flood Insurance Study. The IDNR has reviewed Scott County's Floodplain regulations, said Huey and has recommended several text amendments to bring Scott County's regulations into compliance with the Federal requirements.

Kluever asked if anyone from the public wished to speak. No one spoke.

Lloyd made a motion to approve both the adoption of the new Flood Insurance Rate maps and the proposed text amendments. Mehrens seconded the motion.

Vote: (7-0) All Ayes

8. Amendment to the Comprehensive Plan and adopting the Smart Planning Principles

Huey went over the smart planning objectives and explained the recent amendments approved to the Code of Iowa that requires local comprehensive plans to have thirteen basic elements and consider ten smart planning principles.

Kluever asked if anyone from the public wished to speak. Diane Holst addressed the Commission with her concerns regarding the smart planning principles. Holst said her concerns evolved around the funding for future regional planning offices and the numerous other items listed in the senate file, far more than the ten items being considered here.

Lloyd made a motion incorporate the text for the smart planning principles into the existing Comprehensive Plan for Scott County. Scheibe seconded the motion.

Vote: 5- Ayes 2 Nays (Paustian and Kluever)

Discussion took place regarding changing the meeting time November through March from 7:00 P.M. to 5:00 P.M.

With no new business to come before the Commission the meeting was adjourned at 8:35 P.M.

