

Scott County Planning and Zoning Commission
February 15, 2011
1st Floor Board Room, Administrative Center

Members Present: Ion, Lloyd, Mehrens, Paustian Ridenour

Members Absent: Kluever and Scheibe

Staff Present: Huey

Others Present: 10 others

1. **Call to Order** Chair Kluever called the meeting to order at 7:00 p.m.
2. **Minutes** Ridenour made a motion to approve the January 4, 2011 minutes, Ion seconded the motion. Vote: All Ayes (5-0)
3. **Public Hearing-Sketch Plan/Final Plat-** Brown's 2nd Addition, Section 2, Liberty 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. This request, said Huey, is to create a separate legal description for a twenty acre portion of the farmland that lies south of Big Rock Road. The property is currently zoned Agricultural-Preservation said Huey and therefore would not retain any development rights for non-agricultural uses. There is no prohibition against subdividing either A-P or A-G zoned land. The Zoning Ordinance does state that "once the farmstead is split off, neither the new lot nor the remaining farmland may be subsequently platted into small lots for any use other than farming, unless the land is first rezoned for the proposed land use." The purpose of the farmstead regulations is to allow a farmer to split the original farmhouse from a farm but not to allow any second or third house to be split. The Subdivision regulations allow the initial split from an unplatted piece of property to be approved as plat of survey, which is how farmstead splits are generally approved. A note should also be placed on the plat stating that this parcel is for ag purposes only and no ag development of the property would be permitted.

Mehrens asked if the applicant would like to speak. Doug Yegge and David Brown addressed the Commission and said they understood no development can take place on this property and will comply with whatever the Commission will require. Steve Van De Walle addressed the Commission and said he does not want to see development take place, that it is ag land and should remain that way.

Mehrens asked for staff's recommendation. Huey said staff recommends that the sketch plan/final plat of Brown's 2nd Addition be approved with the condition that a note be placed on the plat stating that the parcel can only be used for permitted uses within an A-P zoning district.

Commission discussion took place. Lloyd made a motion to approve the request in accordance with staff's recommendation. Paustian seconded the motion.

Vote: All Ayes (5-0)

4. **Site Plan Review**-Rajesh Kumar, Section 31, Butler Township

This request said Huey is to allow a space in an existing commercial shopping mall in Park View to be re-occupied with another commercial use. A site plan review is required to be approved anytime a commercial or industrial development is re-occupied after being vacant for one year or longer or there is a change in use. This small shopping mall was built for commercial retail service uses and contains a number of office-commercial-retail uses. Most recently the space proposed for occupancy of a retail liquor store had been used as a doctor's office which necessitates the current review. The Scott County Sheriff's Office also has an office in this mall. 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.

Mehrens asked if the applicant would like to respond. The applicant was not present. Mehrens asked if anyone from the public would like to speak, no one spoke.

Mehrens asked for staff's recommendation. Huey said staff recommends approval of the site plan with the conditions that: 1). All requirements of the Park View Commercial district regulations be met; and 2). All building, fire and accessibility codes be continually met.

Commission discussion took place regarding the allowed uses in the Park View Commercial District.

Lloyd made a motion to approve the site plan with the two conditions outlined by staff. Paustian seconded the motion.

Vote: All Ayes (5-0)

With no new business to come before the Commission the meeting was adjourned at 7:40 P.M.