

Scott County Planning and Zoning Commission
May 1, 2012
1st Floor Board Room, Administrative Center

Members Present: Ion, Kluever, Lloyd, Mehrens, Paustian, Rivers, Scheibe
Members Absent: None
Staff Present: Huey, Kelly
Others Present: 10 others

1. **Call to Order** Chair Kluever called the meeting to order at 7:30 p.m.
2. **Minutes** Paustian made a motion to approve the February 21, 2012 minutes. Lloyd seconded the motion.
Vote: All Ayes (7-0)
3. **Public Hearing-Rezoning-** Jeff Smid, Section 25, Sheridan Township

Huey showed the air photo and explained the similar request the applicant had in 2008. The zoning map and floodplain area was shown. Huey showed site photos of the property and explained the business operation. Huey explained the guidelines for reviewing development proposals in the rural areas.

Kluever asked if the applicant would like to respond. Jeff Smid addressed the Commission explaining how his business works and his plan to screen the property.

Those from the public spoke up. Chad Phillips, 21422 Brady Street, an adjoining property owner said he is concerned that this will result in a junk yard being placed in his back yard. He addressed the applicant directly with questions about screening, noise and retail traffic. Jeff Reed said that his property is in a residentially zoned area and fences can also be put up there that aren't conducive to the surrounding area. Earl Manning, the son of the owner of the adjacent property addressed the Commission about the fate of the property upon his mother's death, another concern of the attending neighbors.

Kluever asked for staff's recommendation. Huey said staff's recommendation is to approve the rezoning from Commercial Light Industrial (C-2) to Heavy Manufacturing District (M) with the condition that parts salvage and vehicle dismantling be permitted but be conducted only within the enclosed building and all outdoor storage be screened with a solid fence a minimum of ten (10) feet in height.

Commission discussion took place on business conducted at original location, compatibility of business to existing businesses and the concerns of the adjacent property owners.

Scheibe made a motion to approve the request with the conditions outlined by staff. Ion seconded the motion.

Vote; 5 Ayes 2 Nays (Lloyd, Rivers)

4. **Final Plat of Oak Valley Addition**-Jeff and Cynthia Reed, Buffalo Township, Section 15

Huey showed air photos explaining the history of submittals and extensions for this request.

Kluever asked if the applicant would like to speak. Jeff Reed said he apologizes for the length of this process.

Kluever asked if anyone from the public wished to speak. Robert Kauth addressed the Commission and said Reed has done a wonderful job and his lots are beautiful.

Kluever asked for staff's recommendation. Huey said staff recommends approval of the Final Plat of Oak Valley Addition with the condition that covenants be submitted outlining the ownership and maintenance of the proposed subdivision outlot.

Commission discussion took place regarding the future driveway to existing lots and monitoring future construction. Paustian made a motion to approve the Preliminary Plat of Oak Valley Addition with the condition that prior to Final Plat submittal covenants be submitted outlining the ownership and maintenance of the proposed subdivision outlot. Ridenour seconded the motion.

Vote: All Ayes 7-0