



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

JULY 3, 2012

7:30 P.M.

First Floor Board Room
Scott County Administrative Center

MEMBERS PRESENT: Katherine Ion, Gary Mehrens, Kent Paustian, Linda Rivers,
Carolyn Scheibe

MEMBERS ABSENT: Allan Kluever, Clayton Lloyd

STAFF PRESENT: Timothy Huey, Planning & Development Director
Stephanie Lientz, Planning & Development Intern

OTHERS PRESENT: 16

1. **CALL TO ORDER:** Vice Chair Mehrens called the meeting to order at 7:30 p.m.
2. **MINUTES:** It was moved by Ion and seconded by Scheibe, to **APPROVE** the May 1, 2012 minutes with the following correction: a notation that Ridenour seconded a motion to approve the Preliminary Plat of Oak Valley Addition was incorrect, as Ridenour was no longer a commission member at that time. Motion carried unanimously.
3. **SITE PLAN REVIEW:** Jeff Smid, Sheridan Township, Section 25

Huey showed aerial photos of the property and discussed the recent rezoning of the property from Commercial Light Industrial (C-2) to Heavy Industrial (M). Site photos were shown and the history of Mr. Smid's other business locations were explained. The zoning map and floodplain map were shown. Huey noted that the Health Department said a new septic system would be required if the water usage would increase, as the current system was installed in the 1970's. The County Engineer had no comments on this request. Huey said a sign was placed on the property and staff received no calls or comments on this request. Huey discussed the conditional approval by the Board of Adjustment of a Special Use Permit for Mr. Smid's proposed business. Mehrens asked if the applicant would like to respond. Sue Sheels, 2214 Regal Ave Waterloo, Iowa, the Environmental and Safety Consultant for Jeff Smid addressed the commission. Sheels stated that she has worked with Smid for over 15 years and he runs a clean and compliant facility.

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

Mehrens asked for staff's recommendation. Huey said staff's recommendation is to approve the Site Plan Review to allow a vehicle recycling facility that will involve dismantling, storage and sale of used auto parts with the following stipulations: 1) The six conditions of the Special Use Permit granted June 27, 2012 be met; 2) That the parking and circulation areas be hard surfaced in accordance with the County Engineer's requirements within one paving season of the occupancy of the building; and 3) The building be occupied in accordance with the Scott County Building Codes.

Commission discussion took place on the hard surface parking requirements.

Motion by Paustian to APPROVE the request with the conditions outlined by staff. Seconded by Scheibe.

Vote: All Ayes (5-0)

4. PUBLIC HEARING – REZONING: Choteau Creek Holdings, LeClaire Township, Section 22

Huey showed aerial photos of the property and the surrounding area, and displayed both current and future zoning maps for the area. Site photos were also shown. Huey noted that the property is currently zoned Agricultural – General (A-G), but is designated as Single-Family Residential (R-1) on the Future Land Use Map of Scott County. Huey noted that residential development already exists near the property and explained that the purpose of the Agricultural – General (A-G) zone is to act as a holding zone until a compatible urban development proposal is approved through Special Use Permits or rezoning.

Huey discussed the comprehensive planning process which was used in the creation of the zoning on the Future Land Use Map of Scott County. The applicant's sketch plan was shown with three potential residential lots, and it was noted that any subdivision of the land would not occur until after a rezoning request was approved. Huey went over the criteria used to review applications for compliance with the criteria of the Scott County Zoning Ordinance and the Revised Scott County Land Use Policies.

Mehrens asked if the applicant would like to speak. Ben Eastep of Choteau Creek Holdings LLC, 1805 State St Ste 103, addressed the commission. Eastep indicated that he would like to provide three residential lots to address an existing demand for housing in the rural area.

Mehrens asked if anyone from the public wished to speak. Burt Gearhart, 22235 277th Av, presented a petition to the commission signed by 24 nearby property owners expressing their opposition to the proposed rezoning.

Norman Boeh, 24621 Valley Dr, addressed the commission stating he owns property near the proposed rezoning site and is concerned with the potential increase in traffic in the area.

Doug Sidlinger, 26629 225th St, addressed the commission to speak in opposition to the proposed rezoning. He emphasized the good Corn Suitability Rating of the site as the primary reason he was against developing the area for residential purposes.

Tammy Allen, 21606 277th Av, addressed the commission expressing her opposition of the proposed rezoning. Allen stated she was concerned about the precedent for future development in the area if this request was approved.

Mehrens asked for staff's recommendation. Huey said staff recommends approval of the rezoning of this property from Agricultural-General (A-G) to Single-Family Residential (R-1) based on its compliance with a preponderance of the criteria of the Revised Land Use Policies.

Mehrens asked if anyone from the public wished to speak. Doug Sidlinger, 26629 225th St, addressed the commission and expressed his concern that the approval of the rezoning request would encourage additional residential growth in this area in the future.

Commission discussion took place regarding the distance between the property and the nearby municipality of LeClaire. It was stated that the property is within two (2) miles of LeClaire. The number of undeveloped lots zoned for residential use already existing within the County was also discussed.

Motion by Scheibe to APPROVE the request. Rivers seconded the motion.

Vote: 2 Ayes, 3 Nays (Ion, Mehrens, Paustian)

Planning Commission administrative rules require the prevailing vote of a minimum of four (4) members on any action by the Commission. No motion was made to deny the rezoning. No recommendation was made by the Planning Commission on the rezoning request.

5. INTRODUCTION

Huey introduced Planning and Development Intern, Stephanie Lientz. Lientz told the commission her background and that she was happy to be working in the Planning and Development Department.

With no new business to come before the Commission, the meeting was adjourned at 8:15 p.m.