



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

SEPTEMBER 18, 2012

7:30 P.M.

First Floor Board Room
Scott County Administrative Center

- MEMBERS PRESENT:** Katherine Ion, Allan Kluever, Clayton Lloyd, Gary Mehrens, Kent Paustian, Linda Rivers, Carolyn Scheibe
- MEMBERS ABSENT:** None
- STAFF PRESENT:** Timothy Huey, Planning & Development Director
Brian McDonough, Planning & Development Specialist
- OTHERS PRESENT:** Jim Abbitt (engineering consultant for DW & RL Holdings), approximately 20 members of the public

- CALL TO ORDER:** Chairman Kluever called the meeting to order at 7:30 p.m.
- MINUTES:** It was moved by Lloyd, and seconded by Mehrens, to approve the July 17th, 2012 minutes. Motion carried unanimously.
- PUBLIC HEARING - REZONING:** An application to rezone approximately five acres from Agricultural Preservation (A-P) to Agriculture Service Floating (A-F) in the southwestern corner of Section 18, Butler Township. The applicants are Crop Production Services and the landowner, Burnette and Dean Marten Life Estate. Mr. Huey addressed the Commission, explaining that the applicant had withdrawn their application early that afternoon. The Planning and Development Office received written confirmation of the withdrawal by Crop Production Services representative Terry Harris. Mr. Huey explained that this is a complete withdrawal and not a postponement of the rezoning request. Therefore, any future request would start the rezoning process all over again. He suggested the Commission take official action to acknowledge the withdrawal of the application, but left it up to Chairman Kluever as to whether or not the Commission would still entertain a public hearing on this matter. Chairman Kluever decided not to hold a public hearing given that the application was withdrawn, and therefore the issue is moot.

It was moved by Paustian, and seconded by Mehrens, to acknowledge the withdrawal of the rezoning application by Crop Production Services. The motion passed unanimously. No public hearing took place. Following approval of the motion acknowledging the withdrawal, a majority of members of the public left the meeting. Approximately six audience members remained.

4. **SKETCH PLAN REVIEW – MAJOR SUBDIVISION PLAT:** A sketch plan for a major subdivision plat was submitted by DW and RL Holdings LLC. The company is seeking approval of the sketch plan before moving forward with preliminary and final platting. The proposal is to subdivide a single 27.64 acre tract into four (4) lots as part of a commercial and residential subdivision. The parcel is located approximately at 11270 140th Street, just west of Davenport and Interstate 280 on 140th Street/West River Drive.

Mr. Huey explained the issues to the Commission. The sketch plan will be reviewed as a major (not minor) subdivision plat, because it requires the improvement of an access easement. Reviewing a sketch plan can be done administratively, but Mr. Huey thought it pertinent to bring this before the Commission because the proposal involves a large tract of land with plans for commercial and residential development. By approving, the Commission would essentially be recommending to itself that they would receive a preliminary plat, and let the applicant make an informed decision about whether or not they should move forward.

Mr. Huey explained the history of the property. It is an RV park that has, over the years, contained various commercial uses, and includes some residential property as well. Lots 3 and 4 of the proposed subdivision would require rezoning in order to allow for single-family and multi-family residential proposed uses. Other issues that need to be addressed include the improvement of a newly platted access easement (connecting the main road to multiple lots), and code compliance for an existing dog grooming business. The RV park is currently a conforming use due to a special use permit.

Mr. Huey used aerials to show the parcel and proposed lots. He explained that issues like the dog grooming business's zoning and building code adherence, as well as the unimproved access easement have not been addressed in the past because they have not caused problems for the county or surrounding property owners. However, now that they are part of a major subdivision plat, they will be required to comply. Specifically, the dog grooming business will be required to come into compliance with current Scott County building and zoning codes, and must also submit a site plan showing how the business will address off-street parking requirements and overall site layout. The access easement must be improved, at a minimum, to the state of the existing main road.

Commission Chairman Kluever opened the floor to Jim Abbitt, the engineering representative for DW and RL Holdings LLC, for his comments.

Mr. Abbitt stated that Tim Huey explained the sketch plan and proposed subdivision very well, and that he had no further comments at this time.

Mr. Huey presents his recommendation to approve the sketch plan with seven (7) conditions.

1. The rezoning of proposed Lots 3 and 4 to a conforming residential zoning district be approved prior to Final Plat approval.
2. The size of proposed Lot 2 shall meet the minimum lot size requirement of 20,000 square feet of the C-2 zoning district.
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. The private covenants include a provision for road maintenance of the shared access easement.
5. The County Engineer review and approve all drainage, erosion control, and street construction plans prior to construction.
6. The subdivision infrastructure improvements shall be completed or a surety bond posted prior to Final Plat approval.
7. A Site Plan Review for the existing dog grooming business shall be approved prior to Final Plat approval

Chairman Kluever opens the meeting to public comments.

Mr. Abbitt explains that he does not have any issue with any of the seven conditions, and does not view any of them as a barrier to continuing with the process.

Commissioner Lloyd asked Mr. Abbitt if the company wants to sell all of the lots or is interested in leasing? He also asked if the plan for multi-family housing is just an idea at this point, or is a real goal for the project?

Mr. Abbitt explained that the company plans to sell the RV park, but maintain ownership over the rest of the land. He further explained that the company is set on converting an old commercial building to multi-family housing, because it clearly has not been profitable as strip commercial development.

Chairman Kluever closed the public hearing on the sketch plan, and asked for any Commission discussion. There was none.

It was moved by Paustian, and seconded by Scheibe, to approve the sketch plan for a major subdivision plat from DW and RL Holdings LLC, subject to the seven conditions in the planning staff report. The motion passed unanimously.

5. **OTHER BUSINESS:** Tim Huey introduced Brian McDonough as the new Planning and Development Specialist for Scott County. Brian spoke about his educational background at the University of Iowa, and job experience with the Iowa Policy Project as well as the cities of Indianola and Des Moines. The Commission welcomed him to the County.

Staff explained that there were currently no agenda items received for the next scheduled meeting on October 16, 2012. The October 2, 2012 meeting had been previously cancelled due to lack of agenda items. The deadline for items to be placed on October 16 agenda is September 21, 2012.

Tim Huey notified the Commission of an upcoming joint session with the Board of Supervisors set for the third Tuesday in November.

With no other business to discuss, **a motion to adjourn was made by Mehrens and seconded by Scheibe.** The meeting adjourned at 8:20 P.M.