



## SCOTT COUNTY

### PLANNING AND ZONING COMMISSION

October 1, 2013  
7:30 P.M.

#### MEETING MINUTES

First Floor Board Room  
Scott County Administrative Center

- MEMBERS PRESENT:** Kent Paustian, Clayton Lloyd, Carolyn Scheibe, Allan Kluever, Katherine Ion, Gary Mehrens, Linda Rivers
- MEMBERS ABSENT:** None
- STAFF PRESENT:** Timothy Huey, Planning & Development Director  
Brian McDonough, Planning & Development Specialist
- OTHERS PRESENT:** 2 members of the public

- CALL TO ORDER:** Chairman Paustian called the meeting to order at 7:30 p.m.
- Minutes:** Planning Director Tim Huey explained that the September 17<sup>th</sup> minutes were not completed in time for this meeting. He apologized and stated that staff would do their best to have the September 17<sup>th</sup> and this meeting's minutes ready for Commission review by the next meeting.
- Final Plat Review of a Minor Subdivision Plat – Century Comtowers, LLC:**

Chairman Paustian asked for staff's review of the case.

**Planning Director Tim Huey** explained the nature of the request and showed aerial and site photos of the property. He explained that the Commission reviewed the Sketch Plan for this request at their September 3<sup>rd</sup> meeting. He explained that the property was rezoned from R-1

to A-G in 1998 to allow for the placement of a cell tower on the property. He stated that no changes have been made to the plat since the Sketch Plan was approved. The proposal meets the minimum lot size, lot width, and lot frontage requirements of the Zoning and Subdivision Ordinances. Huey explained that the plat is within two miles of the city of Davenport, and therefore the city has review and approval authority. However, the city has waived their right to review this plat, because it does not involve any physical changes. While a new lot is being created so that the cell tower site and equipment base can transfer ownership, neither the new parcel or the remaining balance of land retain a development right for a single-family home.

**Chairman Paustian** asked if any members of the public or the applicant would like to comment on the request.

**Chairman Paustian** asked for staff's recommendation.

**Huey** stated that staff recommended approval of this request. He noted the staff report was sent out before the city of Davenport contacted planning staff and waived their right to review. Therefore, the condition that the City review and approve the plat prior to approval by the Board of Supervisors could be removed.

**Kluever** made a motion to recommend approval of the request, **Ion** seconded the motion.

**Vote: All Ayes (7-0)**

### **Review and Discussion of Chapter 3: County Profile:**

**Huey** explained that Chapter 3 of the Comprehensive Plan is a data analysis of the County. It largely contains Census Bureau data on issues such as demographics, housing, labor, etc. It includes some state and national comparisons and trends. Planning staff has worked to update the data to include now available 2010 Census data. Huey suggested that the Commission hold a public hearing once all Comprehensive Plan recommended updates are completed. At that time, one public hearing can be held before all potential updates are voted on. Ultimately the Planning Commission is providing recommended updates which the Board of Supervisors will then consider adopting. Huey explained that the Commission could do this piecemeal. For instance, they could recommended updating Chapter 3 at this time and forward that to the Board of Supervisors. However, since all recommended changes to the Comprehensive Plan require a public hearing, his suggestion would be to hold off until all recommendations can be held during one public hearing session.

Huey discussed the Comprehensive Economic Development Strategies (CEDS) document prepared by Bi-State. Planning Commissioners were sent a copy before the meeting to review. Huey explained it contains labor statistics for the region, and would be a good reference document to attach as an addendum to the current Comprehensive Plan. It could be adopted as a continuing update, so when a new version of the CEDS comes out, it will replace the previous

version. The next step in this process will take place at the following Planning Commission meeting on October 15<sup>th</sup>. At that time planning staff will present preliminary language to update the Comprehensive Plan's economic development language. The language will be a starting point for discussions on what the final text should say. Huey also explained, that he would do his best to have a presenter from the Quad City Chamber at that same meeting to explain the certified sites program, as the Commission had requested at their last meeting on September 17<sup>th</sup>. Huey explained that there are two different certified sites programs. There is a state program looking at choosing a site or possibly multiple sites around the state for large-scale industrial development. Then there is a Quad City First program looking to identify one site in Iowa (including looking at Scott County) and one site in Illinois, also for large-scale industrial development.

**Chairman Paustian** asked what the Board of Supervisors is considering as far as certified sites in Scott County are concerned.

**Huey** responded that they are working with both the state and Quad City First to see if a potential site exists for either program in Scott County. He said that at the next meeting, more information would be available regarding site selection criteria and the timeline of the Quad City First program. He urged the Commission not to conflate the certified sites programs with their task of updating the Comprehensive Plan. He explained that the Commission is tasked with updating the Plan's economic development language and future land use map.

**Lloyd** expressed that their task is somewhat confused by the certified sites programs. He said there has been considerable mention of these certified sites programs during their meetings, and the Commission needs to know what the Board of Supervisors is doing in regards to certified sites, and if that work intersects with the Planning Commission's work on updating the Comprehensive Plan.

**Chairman Paustian** made a comment that industrial development is a goal for the County, but after last meeting's presentations from surrounding communities it is clear that only Davenport and Scott County rural areas are considered the right place for such development. The city of Bettendorf made it clear that they only want clean commercial and office space development. They are in favor of major industrial development, but not in their community.

**Rivers** asked if the County had a CSR map, and how that played into determining future land uses.

**Huey** responded that all jurisdictions have a future land use map, and Bi-State has combined them to create a regional future land use map. The County does have CSR maps, but that should not necessarily be a consideration for where future industrial land uses should locate. Much of the County has high CSR's, and those that do not will not necessarily have the other factors necessary to designate them as future industrial sites.

**Rivers** asked how annexation policy works, and if CSR ratings are tied to approval of annexations.

**Huey** responded that the County's policy has consistently been to direct appropriate development towards established cities, but as far as he knows CSR is not tied to approval or disapproval of annexations. The concerns are usually related to infrastructure capacities.

**Diane Holst (20012 240<sup>th</sup> Street, Eldridge)** asked if residents being annexed had to approve or not.

**Huey** said that all annexations are reviewed by the state Development Board, and he would defer that answer to state law and their review policies. He briefly explained there are voluntary and involuntary annexations. Voluntary being where residents ask for the annexation, and no resident approval is necessary. Involuntary annexations are treated differently.

**Holst** asks about the city of Davenport's current industrial development.

**Huey** responded that it is occurring within the city's industrial park along Northwest Boulevard, and also is being targeted to existing vacant space already in the city.

**Holst** commented that she is concerned about adopting the CEDS document. She views it as policy coming from an outside governing body.

**Kluever** asked if Orascom ever looked at the city of Davenport as an option.

**Huey** responded that they did not.

**With no other business to discuss, Chairman Paustian entertained a motion for adjournment. It was moved by Lloyd and seconded by Scheibe to adjourn the meeting. Motion passed unanimously. The meeting adjourned at 8:15 P.M.**