



SCOTT COUNTY PLANNING AND ZONING COMMISSION

November 19, 2013
7:00 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
Dee Bruemmer, County Administrator
- OTHERS PRESENT:** Bill Martin of the Quad Cities First and approximately 10 members of the public

- 1. Call To Order:** Chairman Paustian called the meeting to order at 7:00 p.m.
- 2. Minutes:** Commissioner **Kluever** made a motion to approve the October 15, 2013 meeting minutes. The motion was seconded by **Scheibe**.
Vote: All Ayes (7-0)
- 3. Review of the Scott County Comprehensive Plan:** Presentation by Bill Martin of the Quad Cities Chamber and Quad Cities First on Certified Sites programs.

Planning Director Tim Huey introduced Bill Martin, and explained that the Commission has asked to hear more information regarding certified sites programs. Because of the Chamber's busy schedule this was the earliest date which Mr. Martin was able to present to the Planning Commission.

Bill Martin introduced himself and gave a brief explanation of the Chamber's mission and his role within the organization. He stated that the Chamber seeks to attract businesses and expand economic development opportunities in the Quad Cities Region. Their focus is on attracting basic sector industries which export goods and services and therefore bring outside money into the local economy. Mr. Martin's responsibilities include marketing the region, and working to meet the needs of companies to attract them to the Quad Cities. The main factors which large companies consider for when making location decisions are: Labor, access to suppliers and markets, business climate (including taxes and incentives), the availability of sites and buildings, and access to utilities. The benefits of attracting basic sector or primary businesses include: Higher wages, increased skills, spillover or multiplier effects per dollar invested, and attraction of new investment. Mr. Martin presented data from 2011 comparing agricultural versus manufacturing in the region. Manufacturing far outpaces the number of businesses, annual output, number of employees, and annual pay when compared to the agriculture sector.

Mr. Martin explained the Quad Cities Chamber Certified Sites program. Potential mega-site users are looking for a level of predictability in location decisions. It is helpful to have sites ready to go for these mega-site users. There is both a state program and a local program. The local program is administered by the Chamber. Mr. Martin explained the Chamber's program. The site selection criteria used to evaluate potential sites is still being narrowed down, as is the actual list of potential sites. There will likely be one site in Iowa and one site in Illinois. At this time the site selection criteria include: Minimum of 250 contiguous acres, within 7 miles of interstate, access to rail service, workable topography, utility access, and absence of flooding concerns. Currently, the Chamber is working with Bruce Facility Planning Consultants on refining the site selection criteria and narrowing down potential sites. The sites cannot be revealed at this time. Confidentiality prevents speculation and a rise in land prices. Mr. Martin explained that many sites do not meet these basic criteria.

Rivers asked if any of the proposed sites will be located in unincorporated Scott County.

Martin replied that some of the sites under consideration are in rural areas in both Iowa and Illinois. He stated that final recommendations will likely include sites that are in close proximity to municipalities, but very well could include sites located in unincorporated areas.

Lloyd asked how the Chamber and localities will be involved once sites are chosen.

Martin replied that a task force will be organized to help in the development phase once the sites are chosen.

Lloyd and Kluever both asked when the general public will know what sites are chosen. They expressed an understanding of the need for confidentiality, but wanted to know an approximate timeline.

Martin stated that in approximately 90 days the site selection criteria will be finalized and the potential sites will be narrowed down.

Paustian asked if the Chamber would potentially take total control of a site before the rezoning process takes place.

Martin answered yes. It could occur in a number of ways including an option to purchase, but yes the idea is to take control of a site before the development process begins, including rezoning.

Scheibe asked for clarification on the timeline, asking if sites would be chosen within 90 days from now.

Martin answered yes, but then the development process begins. It will take a considerable amount of time to convene a task force and work on issues such as potential rezoning and access to infrastructure. He thanked the Commission for the opportunity to present.

4. Public Hearing – Rezoning: Application to rezone approximately 7 acres from Ag Preservation (A-P) to Ag Service Floating (A-F) by Flenker Bros, LLC (applicant) and Albert Hess (property owner) in Princeton Township, Section 19.

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

Huey explained the intent of the A-F zoning district. He showed aerials of the property included in the request. The applicant amended the A-F district back in July to add Ag logistics businesses as a permitted use. Huey explained that the A-F district combines rezoning and site plan review into one step, and requires a specific use be approved in conjunction with any rezoning application. It also requires that site specific measures be met (such as separation distances). He reviewed the site specific measures and showed graphics. Huey reviewed the land use policies that are considered for any rezoning application. He showed a corn suitability rating map and went over the CSR's for the 7 acres site and the 40 acre tract of land in which the 7 acres is situated. He briefly mentioned that buffering requirements will be addressed in staff's recommendations. There is no need to buffer the site from surrounding Ag land uses, but some buffering is recommended to shield operations from 240th Avenue.

Chairman Paustian opened a public hearing to receive comments on this issue.

Nick Flenker (applicant and owner of Flenker Bros, LLC) addressed the commission and stated that he agreed with staff's review of the case.

With no other public comments, **Chairman Paustian** asked for staff's recommendation.

Huey stated that the City of McCausland and neighboring property owners within 500 feet were notified of the request. Staff recommends approval of the request with the six conditions listed in their staff report:

- 1) The applicant shall plant tree buffer strips along portions of the west, north, and south edges of the site so as to limit the impact of the development upon 240th Avenue. The plantings shall include at least 50% evergreens or other non-deciduous plants which will provide buffering during all seasons. Such plantings shall not extend west into the road right-of-way or obstruct traffic visibility for either motorists along 240th Avenue or for traffic turning out of the site.
- 2) The applicant's proposed security fencing shall enclose the entire site and include a lockable front gate at the main entrance. This shall be completed prior to the beginning of any operations.
- 3) Any parking or circulation area must be paved, while any storage area may be graveled and shall have controlled access. The County Engineer's Office must approve the driveway approach and all paving and surfacing.
- 4) Any building shall obtain a building permit and comply with all Scott County building codes.
- 5) Copies of any state and federal permits held by Flenker Bros., LLC shall be submitted to the Scott County Planning and Development Office prior to operation.
- 6) All requirements of the Scott County Health Department shall be met.

Chairman Paustian asked if the applicant had any response to the recommendation by staff.

Nick Flenker did not have any comments, and agreed with the conditions for approval.

Chairman Paustian closed the public hearing portion of the meeting.

Kluever asked if the company would be trucking any chemicals and if any materials would ever be stored on-site.

Nick Flenker responded that they do not currently truck Ag chemicals, but they do transport dry fertilizers. In the future the company may transport liquid fertilizers, and will obtain the appropriate permits to do so; a hazmat permit is required. They would only store dry products on-site overnight if absolutely necessary. All stored products would remain on a truck trailer, and would not be unloaded or stored for longer periods of time.

Lloyd asked if the fencing requirements recommended by staff meant that the whole 7 acre site must be enclosed.

Huey stated that only the developed portion of the site would need to be fenced.

Mehrens made a motion to recommend approval of the rezoning request in accordance with staff's recommendation and six conditions for approval. **Kluever** seconded the motion.

Vote: All Ayes (7-0)

Huey clarified to the audience that this is simply a recommendation, and that the applicant now has seven days to forward the request to the Board of Supervisors, who will hold a public hearing and two subsequent readings of the proposed ordinance change before it may become effective.

With no other business to discuss, Chairman Paustian entertained a motion for adjournment. It was moved by Rivers and seconded by Scheibe to adjourn the meeting. Motion passed unanimously. The meeting adjourned at 7:45 P.M.