



SCOTT COUNTY PLANNING AND ZONING COMMISSION

January 7, 2014

7:00 P.M.

MEETING MINUTES

First Floor Board Room
Scott County Administrative Center

- MEMBERS PRESENT:** Kent Paustian, Clayton Lloyd, Carolyn Scheibe, Allan Kluever, Gary Mehrens, Linda Rivers
- MEMBERS ABSENT:** Katherine Ion
- STAFF PRESENT:** Timothy Huey, Planning & Development Director
Brian McDonough, Planning & Development Specialist
- OTHERS PRESENT:** 2 members of the public – Craig and John Windmiller
(Applicants/Developers)

- 1. Call to Order:** Chairman Paustian called the meeting to order at 7:00 p.m.
- 2. Minutes:** Commissioner **Lloyd** made a motion to approve the November 19, 2013 meeting minutes. The motion was seconded by **Scheibe**.
Vote: All Ayes (6-0)
- 3. Final Plat Review: Minor Subdivision** – Windmiller Design and Development, Section 8 of Pleasant Valley Township. Request for a recommendation for approval of a two (2) lot subdivision to allow for the construction of two (2) single-family attached dwellings; being located on separate lots but having a common lot line and wall.

Planning & Development Specialist Brian McDonough presented the case. **McDonough** stated that approval of this Final Plat would allow for the completed construction of two (2) attached

single-family dwellings, being each located on a separate lot. The County's R-1 zoning district allows for both detached and attached single-family dwellings. These attached dwellings would be allowed on the same lot because they are under the maximum allowable density requirements for the zoning district. However, the developer is subdividing into two (2) lots for transfer of ownership purposes. **McDonough** explained that the Commission approved the Sketch Plan for this development last May. Following preliminary approval of the Sketch Plan in May, a building permit was issued. Now that a common wall between the two units has been completed and the new property line has been surveyed, the Final Plat may be considered. **McDonough** explained that for surveying purposes it is more accurate to construct the common wall before surveying the new property line, as opposed to attempting construction and placement of the wall directly on an already established property line. Now that the common wall is in place and the new property line is surveyed, the Final Plat has been prepared and is ready for a recommendation on approval before being forwarded to the Board of Supervisors.

McDonough showed aerial photos of the property and the surrounding zoning. He also showed a copy of the Final Plat. He noted the only changes between the Sketch Plan submitted last May and the Final Plat is that the exact square footages and acreages for each lot are figured and listed on the plat. Also, a fifteen (15) foot utility easement is shown and title and signature blocks are included for utility companies as well as for the City of Bettendorf and the County. The lot dimensions are the same as those shown on the previously approved Sketch Plan. Minimum lot size, width, frontage, and depth requirements of the zoning and subdivision ordinances are met. **McDonough** showed a front view rendering of the dwellings submitted by the applicant. The units will be single-story, with a walkout lower level in the rear yard. **McDonough** showed site photos including the driveway entrance and the street view looking in both directions along Valley Drive.

Staff paused for Commission discussion.

Chairman Paustian asked if the applicant or any members of the public had any comments. Craig Windmiller (applicant) stated that he had no comments.

Chairman Paustian asked for staff's recommendation.

McDonough presented staff's recommendation for approval of Buena Vista Final Plat with the condition that the City of Bettendorf approve and sign the plat before consideration by the Board of Supervisors. **McDonough** explained that the staff report also included a second condition for approval stating that a covenant be prepared addressing the maintenance of the shared driveway access for the two properties. He stated that copy of that covenant had been prepared and handed to staff prior to the start of the meeting, and therefore that condition could be waived.

Chairman Paustian asked if the applicant would like to respond to the recommendation. With no one wishing to address the Commission, **Chairman Paustian** ended the public comment period and opened the floor to Commission discussion.

There were no comments or concerns regarding the request, and **Scheibe** introduced a motion to approve the Final Plat of Buena Vista Addition in accordance with staff's recommendation. **Mehrens** seconded the motion.

Vote: All Ayes (6-0)

Staff informed the Commission that there would be no January 21st meeting due to a lack of agenda items. However, a sketch plan would likely be submitted in time for the February 4th meeting.

In response to a question by **Lloyd**, Planning Director **Tim Huey** addressed the Commission, informing them of an upcoming economic development summit to be put on by the Board of Supervisors in February. **Huey** told the Commission that this summit was an outgrowth of the biannual visit the Board of Supervisors makes to all the City Councils in Scott County, and the desire to further economic development in those communities. Also the regional development track for the summit was an effort to bring the whole Quad Cities together to market the region as a whole by learning about best practices in other regions. **Huey** said that staff would send the registration and summit details to all Planning Commissioners.

Scheibe asked if staff knew about the site in Scott County chosen to move onto phase 3 of the certified site selection process. **Huey** responded that the site is located in the Eastern Iowa Industrial Park, which is in the City of Davenport. Phase 3 application materials are due to the State by March of 2015, but will likely be submitted in advance of that deadline.

With no other business to discuss, Chairman Paustian entertained a motion for adjournment. It was moved by Kluever and seconded by Lloyd to adjourn the meeting. Motion passed unanimously. The meeting adjourned at 7:20 P.M.