



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
June 3, 2014
7:30 P.M.**

MEETING MINUTES

First Floor Board Room
Scott County Administrative Center

MEMBERS PRESENT: Clayton Lloyd, Carolyn Scheibe, Allan Kluever, Katherine Ion, Tony Knobbe, Gary Mehrens

MEMBERS ABSENT: Linda Rivers

STAFF PRESENT: Timothy Huey, Planning & Development Director
Gabriel Martin, Planning & Development Intern

OTHERS PRESENT: Approximately one (1) member of the public, including Randy Luett (Applicant)

- 1. Call to Order:** Chairman Lloyd called the meeting to order at 7:30 p.m.
- 2. Minutes:** Commissioner **Knobbe** made a motion to approve the April 15, 2014 meeting minutes. The motion was seconded by **Mehrens**.
Vote: All Ayes (6-0)
- 3. Sketch Plan/Final Plat Review: Minor Subdivision Plat** – Randy Luett of 22859 200th Avenue, Part of the NW ¼ NW ¼ of Section 21, Lincoln Township. Request for a recommendation for approval of a two (2) lot minor subdivision plat, to subdivide an existing farmstead split parcel into two (2) new lots; no new development right created.

Planning Director Tim Huey introduced the case and explained the County's procedure for reviewing farmstead splits and subdivisions in Ag zoned areas. This request is classified as a subdivision because it constitutes the creation of a third lot out of the original 40 acre quarter, quarter section, or aliquot part, of land. The Scott County subdivision ordinance defines a subdivision as the "simultaneous or repeated creation of three or more lots out of an original 40 acre aliquot part." A one-time farmstead split can be approved administratively through a Plat of Survey. This is allowed on every 40 acre tract of land that

currently has a house or can be shown to have previously had a house. **Huey** showed images of the property and explained that the applicant had recently been granted Ag exemption due to the land and buildings being primarily adapted and used for agricultural purposes.

Huey explained that staff is comfortable with this proposal so long as a covenant is recorded with the plat limiting Lot 2 to Ag use, and so long as all required platting documents be submitted prior to final plat approval by the Board of Supervisors.

Chairman Lloyd asked for any comments from the public.

Randy Luett (applicant) expressed that he was seeking this subdivision for mortgage purposes.

Huey clarified that the secondary mortgage market tends to not underwrite mortgages for homes on more than ten acres of land.

Chairman Lloyd asked for the staff recommendation.

Huey stated that staff recommends approval of the request with the condition that a covenant restricting Lot 2 to Ag related use only be signed and recorded with the plat, and also that all platting documents be submitted prior to final plat consideration by the Board of Supervisors.

Randy Luett (applicant) had no response to the staff recommendation, and Chairman Lloyd closed the public discussion portion of the meeting.

Mehrens clarified that this would be the third division of the original forty (40) acre parcel, and mentioned that he had been against previous requests of a similar nature.

Scheibe made a motion to recommend approval of the request in accordance with staff's recommendation. **Kluever** seconded the motion.

Vote: 5 Ayes, 1 Nay (5-1); Mehrens was the Nay vote

Huey introduced the Commission to Gabriel Martin, the new Planning and Development Intern.

Huey expressed gratitude for the ability to hire interns and stated that Scott County offers a unique opportunity for students due to the variety of work done by the Planning and Development Department.

With no other business to discuss, Chairman Lloyd entertained a motion for adjournment. It was moved by Mehrens and seconded by Ion to adjourn the meeting. Motion passed unanimously. The meeting adjourned at 8:01 P.M.