



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
August 5, 2014
7:30 P.M.**

MEETING MINUTES
First Floor Board Room
Scott County Administrative Center

MEMBERS PRESENT: Clayton Lloyd, Carolyn Scheibe, Linda Rivers, Katherine Ion, Tony Knobbe

MEMBERS ABSENT: Allan Kluever (excused), Gary Mehrens (excused)

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

OTHERS PRESENT: Approximately three (3) member of the public

- 1. Call to Order:** Chairman Lloyd called the meeting to order at 7:30 P.M.
- 2. Minutes:** Commissioner **Ion** made a motion to approve the June 3, 2014 meeting minutes. The motion was seconded by **Knobbe**.
Vote: All Ayes (5-0)
- 3. Discussion of Zoning Ordinance Review and Update** – Planning Staff and Planning Commission Work Session.

Planning Director Tim Huey gave a presentation reviewing the history of zoning in Scott County, citing reasons for needing to update the current Zoning Ordinance, and initial recommendations to the Commission on topics and the process of review.

Huey began the presentation by reading aloud from the November 9, 1948 public hearing of the Scott County Zoning Commission in order to emphasize the need for county zoning that has been understood by Scott County residents for nearly 70 years. This document laid out that farmland must be preserved through county zoning due to the recent proliferation of the automobile and paved roads.

Huey then explained that the 2008 Comprehensive Plan for Scott County, Iowa calls for periodical review, and any necessary revisions, of the Zoning Ordinance for consistency with the Comprehensive Plan. **Huey** noted that the current Zoning Ordinance, which was adopted in response

to the 1980 Development Plan, has been amended on numerous occasions, but has not been thoroughly reviewed since its adoption in 1981.

Huey shared examples that highlight the need for reorganization and updating of the Zoning Ordinance in order to improve usability. Some of those examples include duplicative permitted uses in the A-P zoning district, outdated special permitted uses such as fox and mink farms and film laboratories, inconsistent separation distances for various uses, and accessory building regulations that are found in several different sections. **Huey** stated that while the overall tone and content will remain unchanged, the review process will likely culminate in adoption of a new Zoning Ordinance.

Huey explained that the process for review will involve researching other county zoning ordinances for best practices, and review of the current Zoning Ordinance for strengths and weaknesses. As the process moves forward, input will be sought from the Zoning Board of Adjustment and stakeholders such as business owners, homeowners associations, home builders, and citizens, among others. **Huey** recommended setting the first regularly scheduled Planning Commission meeting of each month as a work session. Each work session should focus on a specific part of the Zoning Ordinance, and only move on to another part once consensus is reached. These work sessions will constitute public meetings, and it is at the discretion of the Chairman to allow for public input. At least one public hearing, which expressly allows public input, is required before any recommended changes can be forwarded to the Board of Adjustment.

Scheibe requested that Staff submit work session materials to the Commission before each meeting.

Huey noted the request, and agreed to do so.

Chairman Lloyd expressed the need for the Zoning Ordinance to be better organized in order for the regulations to make sense to those who are not familiar with it, as well as be more complete and up-to-date to give the Commission more of a basis to make recommendations to the Board of Supervisors.

Huey acknowledged that it is Gabriel Martin's last Commission meeting as the department's intern, and he will be returning to the University of Iowa to complete his Master's Degree. **Huey** also mentioned that Brian McDonough, the Planning Specialist, recently submitted the department's first proposal to present at the National APA Conference, focusing on the County's successes in Ag preservation and the relatively simple tools used to accomplish this.

Chairman Lloyd invited the members of the public to add any comments or questions.

Steve Schoon from Park View spoke stating that he was attending to determine how the process may affect Park View.

With no other business to discuss, Chairman Lloyd entertained a motion for adjournment. It was moved by Scheibe and seconded by Ion to adjourn the meeting. Motion passed unanimously (5-0). The meeting adjourned at 8:35 P.M.