



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
December 16, 2014
7:00 P.M.**

**MEETING MINUTES
First Floor Board Room
Scott County Administrative Center**

- MEMBERS PRESENT:** Clayton Lloyd, Gary Mehrens, Carolyn Scheibe, Katherine Ion, Linda Rivers, Tony Knobbe
- MEMBERS ABSENT:** Allan Kluever (excused absence)
- STAFF PRESENT:** Timothy Huey, Planning & Development Director
Brian McDonough, Planning & Development Specialist
- OTHERS PRESENT:** Diane Holst, Tim and Heidi Hobkirk (applicants), and approximately 6 members of the public

- 1. Call to Order:** Chairman Lloyd called the meeting to order at 7:00 P.M.
- 2. Minutes:** **Scheibe** made a motion to approve the December 2, 2014 meeting minutes. **Mehrens** seconded the motion. **The minutes were unanimously approved (5-0).** Rivers arrived shortly after approval of the minutes, but prior to staff's presentation.
- 3. Sketch Plan – Minor Subdivision Plat:** Request from Tim Hobkirk for review and approval of a two (2) lot minor subdivision sketch plan, being a re-plat of Outlot 3 of Hamilton's 1st Addition. **Tim Huey** reviewed the case and showed aerial and site photos of the property and surrounding area, including zoning, topography, and the proposed Sketch Plan and lot configuration. The property is zoned R-1 and is approximately 16 acres in size. **Huey** explained that Hamilton's 1st Addition was developed just prior to the County's adoption of its first comprehensive plan and current zoning ordinance, and would not be allowed under current standards. The property in question was originally platted as an outlot, but was zoned R-1 at the time the 1981 zoning ordinance was adopted. In staff's opinion the property's R-1 zoning designation conferred a development right upon the lot. This request would create an additional development right by splitting the property into two (2) developable lots. **Huey** explained the issues related to the road accessing the site. Levi Lane is a private drive, but does not follow the original platted road easement. A portion of the road runs across a neighboring property, Lot 4 of the Hamilton's 1st Addition. Staff would recommend that any portion of the original easement not utilized by the road be vacated, and a separate easement be recorded for that portion of the road which crosses Lot 4. Furthermore, the plat should be amended to show an easement 40 feet in width centered on the established road. The proposed two new lots were shown with access

to Levi Lane, but they also have frontage along 270th Street, which is a gravel road. **Huey** paused for public comments.

Heidi Hobkirk (1780 Pineo Grove Court, Princeton, IA 52768) spoke in favor of the request. Both she and her husband are requesting this subdivision in order to build a new home for themselves on the property, and also sell the adjoining lot for development. She commented that they have outgrown their current house in the City of Princeton. They would like more room for storage and outbuildings, and to raise their family in a country setting.

Chairman Lloyd asks for staff's recommendation.

Huey stated that staff recommends approval of the request with the three conditions contained in the staff report. 1) That the plat be amended to show a road easement 40 feet in width centered on the existing road. 2) That an easement be recorded for that portion of Levi Lane which crosses the adjacent Lot 4 of Hamilton's 1st Addition. 3) A restrictive covenant be recorded that prohibits any future re-subdivision of these two lots and also waives the right of any owners to file nuisance suits against adjacent agricultural operations. **Huey** also suggesting adding an additional condition that a note be made on any Final Plat stating that Outlots A and B are not created for individual development purposes, but only may be developed in conjunction with any adjacent properties.

Knobbe asked if Levi Lane was a county maintained road. **Huey** stated no, it is a private road. **Knobbe** asked about the platted utility easements shown for the proposed two lots. **Huey** explained that they are unusually large, but are carried over from the original plat.

Rivers asked if the owner of Lot 4 was present. Heidi Hobkirk stated no, but he has indicated he will sign an easement for the portion of the road crossing his property.

Lloyd asked if the County inspected private roads to ensure adequate construction and that they are placed within a platted easement. **Huey** said the Secondary Roads Department inspects all new roads, including private roads, to ensure they meet County standards. He was unsure how this situation arose, where the road meandered out of the easement to such a great degree.

Scheibe moved to recommend approval of the Sketch Plan in accordance with staff's amended recommendation to include the provision for noting the outlots on the Final Plat. **Rivers** seconded. **All Ayes (6-0).**

Huey noted that staff has contacted both the Park View Owners Association and the Farm Bureau to schedule meetings to discuss the County's Zoning Ordinance review and update process. Park View would like to meet on January 14, 2015 and the Farm Bureau on February 3, 2015. Both meetings would be held at these organizations meeting sites. He asked that the Commission pass a motion approving these special meetings. **Knobbe** made a motion to set January 14, 2015 and February 3, 2015 as special meeting dates for the Planning Commission to meet with the Park View Owners Association and the Farm Bureau, respectively. **Scheibe** seconded the motion.

Diane Holst asked if the meetings would be open to non-members of these organizations. **Huey** responded that they will be open and public meetings.

With no other business to discuss, Chairman Lloyd adjourned the meeting at 7:35 P.M.