



Planning & Development  
Scott County, Iowa

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**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
Wednesday, January 14, 2015  
7:00 P.M.**

**MEETING MINUTES**

Park View Owners Association Meeting Space  
17 Lincoln Avenue  
Unincorporated Community of Park View  
Butler Township, Scott County

- MEMBERS PRESENT:** Clayton Lloyd, Gary Mehrens, Carolyn Scheibe, Allan Kluever, Linda Rivers, Tony Knobbe, Lynn Gibson
- MEMBERS ABSENT:** None
- STAFF PRESENT:** Timothy Huey, Planning & Development Director  
Brian McDonough, Planning & Development Specialist
- OTHERS PRESENT:** Approximately 30 members of the public, mainly Park View residents, including Park View Board members

- 1. Call to Order:** Chairman Lloyd called the meeting to order at 7:00 P.M. He stated that there were no minutes yet prepared to approve for the January 6, 2015 meeting. The Planning Commission and staff introduced themselves, and Lloyd explained the County's work on updating the Zoning Ordinance. He stated the Commission has undertaken the task of rewriting and reworking the Ordinance, under direction from the Board of Supervisors. He explained that the Commission is still reviewing the Ordinance and preparing draft changes. They are seeking input from stakeholders, such as Park View, to determine how proposed changes may impact different groups, and to solicit their input on what further changes may be necessary.

**Planning Director Tim Huey** presented a brief history of zoning in Scott County, with a focus on the development of Park View. He first explained that the County's current Comprehensive Plan dates from 2008, and the Zoning Ordinance from 1981. He explained that the review and rewrite of the Zoning Ordinance is an attempt to clarify and streamline land use regulations. The idea is not that something is broken and needs to be fixed, but rather that the views and opinions behind the adoption of the 1981 Ordinance are over 30 years old. It is important to go through this process to reaffirm or amend the Ordinance to meet present day needs and attitudes of Scott County citizens. He showed the original Park View plan as well as recent aerial and subdivision photos, indicating the developed and undeveloped areas in Park View. He explained that Park View was originally developed as a CAD or Community Area Developed, which allowed for greater density and a mixing of residential and commercial uses. CAD's are no longer permitted, but the Ordinance does contain

provisions for amending existing ones such as Park View. The commercial areas of Park View have been regulated by a specific commercial zoning district, which was adopted in 1991. **Huey** explained that the district had a list of over 60 specific permitted commercial uses. The Commission is proposing to eliminate those uses in exchange for use categories. Retail and services businesses for example will cover most of those specifically listed uses. He clarified that convenience stores, including fuel, and carwashes would be permitted, but that auto repair and service businesses would continue to be not allowed. **Huey** noted that there are a couple of auto repair shops currently operating in Park View which predate the 1991 commercial zoning.

**Chairman Lloyd asked for any public comments.** There were none.

**Huey** continued with how the Zoning Ordinance applies to residential areas of Park View. He stated that staff has administratively applied the R-1 district regulations for the rest of unincorporated Scott County to the residential areas of Park View, but that through this re-write process there will be an establishment of a Park View residential district. This will not change anything, except to clarify what has been the practice in terms of zoning enforcement in Park View. These regulations have, and will continue to, regulate use, building setbacks, junk accumulation, and the operation of home businesses.

**Chairman Lloyd again asked for any public comments.**

**Francis Younkin** asked if all other County Ordinance would remain in place. He had a concern with the siting of satellite antennas. **Lloyd** clarified that the Commission was only reviewing and updating the Zoning Ordinance, but that within that Ordinance there are many separate regulations. However, they all relate to the use of property. **Huey** stated that currently satellite antennas are not allowed in the front yard of property zoned residential, and this includes Park View. The Commission could change this regulation for the County or just for Park View if residents so desired.

**Chairman Lloyd** reminded the audience that the review and update of the Ordinance is still very much a work in progress. The Commission has several more sections of the Ordinance to review prior to any formal public hearings and the forwarding of any recommendations to the Board of Supervisors for final approval.

**Commissioner Kluever** asked about lot size requirements for Kaasa Heights and Dexter Acres as compared to the rest of Park View. **Huey** responded that those developments are within the original boundaries of the Park View subdivision. All residential lots in Park View have an 8,000 ft<sup>2</sup> minimum lot size, but that is just a minimum. Many lots in Dexter Acres or Kaasa Heights were platted with larger lot sizes to allow for larger homes, setbacks, and yard areas.

**Dale Holland (Park View Board Member)** asked if comments would be accepted after this meeting and throughout the process. **Huey** replied that comments are always welcome, and can be submitted in person at any Planning Commission meeting, in writing, via mail or email, or by phone to the Planning and Development Office. **Commissioner Knobbe** reiterated that this is a very open process. The Commission wants public comments to guide their decision making.

**With no other business to discuss and no other public comments, Chairman Lloyd adjourned the meeting at 7:40 P.M.**