



SCOTT COUNTY PLANNING AND ZONING COMMISSION

Tuesday, May 19, 2015
7:30 P.M.

MEETING MINUTES

1st Floor Board Room
600 W. 4th Street
Davenport, IA 52801

- MEMBERS PRESENT:** Clayton Lloyd, Carolyn Scheibe, Allan Kluever, Tony Knobbe, Lynn Gibson
- MEMBERS ABSENT:** Linda Rivers (recently resigned), Gary Mehrens (excused)
- STAFF PRESENT:** Timothy Huey, Planning & Development Director
Brian McDonough, Planning & Development Specialist
- OTHERS PRESENT:** Approximately 8 members of the public including applicants Bill Gronewold and Shauna Strom, Supervisor Diane Holst, and Brian Dockery (Riverstone Group, Eldridge City Councilman)

1. **Call to Order:** Clayton Lloyd called the meeting to order at 7:30 P.M.
2. **Minutes:** Knobbe made a motion to approve the April 7, 2015 meeting minutes. **Seconded by Scheibe. All Ayes (5-0).**
3. **Final Plat Review – Bill Gronewold, Section 21 of Winfield Township**

Huey reviewed the case, showing aerial and site photos. He explained the request was a minor plat to divide an existing 10 acre parcel into two new lots, being approximately 1.20 acre and 8.80 acres respectively. The 1.20 acre parcel would contain the existing house and accessory building on the property, while the 8.80 acre parcel would create a development right for a single-family dwelling due to the property's R-1 zoning. The property is located on a gravel road, but is only a few hundred feet south of St. Ann's Road/290th Street which is a paved County road. **Huey** explained that the Commission voted on April 7th to approve the sketch plan for this development with a 5-2 vote. He noted there had been no significant changes made to the plat from the original sketch plan submittal.

Staff paused for any public comments. Chairman Lloyd opened the floor.

Bill Gronewold (applicant) spoke in favor of the request. He stated that no changes were made on the Final Plat from the original Sketch Plan. He explained that all of the required legal

documents have been submitted, including the restrictive covenants required by Commission regarding future subdivisions and an Ag nuisance waiver.

With no other public comments, Chairman Lloyd asked for staff's recommendation. Huey presented staff's recommendation for approval with no additional conditions.

There was no further discussion.

Scheibe made a motion to approve the request in accordance with Staff's recommendation. Gibson seconded the motion.

Vote: (4-1); Kluever voting nay

Sketch Plan Review – Steve and Shauna Strom, Section 30 of Lincoln Township

McDonough presented the case and showed aerial and site photos of the property. He explained the history of the area, showing the original auditor's plats from 1974-75 that created the lot configurations. He explained the request was very similar to the previous case. This was another request for minor plat approval involving a large lot conducive to further subdivision. The applicant is requesting the creation of one additional lot, and due to the property's R-1 zoning, the creation of that lot would establish an additional development right for a single-family dwelling. **McDonough** reviewed the request against the County's applicable land use policies, including protection of Ag land, paved road access, and compatibility with surrounding land uses. He noted that there are drainage concerns from neighboring property owners. **McDonough** also noted the Health Department's comment that the existing septic system for 21945 180th Avenue appeared to encroach onto the area for proposed Lot 2. The applicant should locate the system to prove that it does not encroach, or if it does, shrink the size of the lot or record an easement.

Staff paused for public comments.

Shauna Strom (applicant) spoke in favor of the request. An extended family member lives in the current house. If this subdivision is approved, the intent is to construct a house on the new lot, and rent or sell the existing house.

Eugene Staron (18129 220th Street) expressed drainage concerns, including the effect any increase in water or change in grading may have upon his pond. He explained that the pond is filled from the drainage of approximately 20 acres to the north, but is also affected by the drainage and grading of the applicant's property directly to the west. He also stated concerns with the applicant's plans to construct a baseball field on the property.

Jackie Staron (18129 220th Street) reiterated the drainage concerns expressed by her husband. She stated that they are not opposed to the subdivision, but they do want to make sure that their pond drainage is unaffected.

Chairman Lloyd asked that Huey address the drainage concerns and questions. Huey explained that drainage issues between private property owners should be addressed cooperatively

between neighbors through civil discourse, or in cases of disagreement, through civil legal action. He explained that a major subdivision plat, involving 5 or more lots and/or new infrastructure, requires a grading and stormwater design plan. However, minor plats such as this case do not require such extensive engineering and plans. He stated the Commission could require a grading or drainage plan as a condition of approval, but staff is not recommending that course of action. **Huey** also pointed out that existing culverts serve as metering points for stormwater, including one carrying water from the north underneath 220th Street, and the main culvert carrying water to the pond underneath the Staron's driveway.

Commissioner Knobbe asked if the property had been previously subdivided, and if it could legally be further subdivided. **Huey** replied that the property had been created by previous auditor's plats, but that it could be subdivided further if approved by the Board of Supervisors. Staff was unaware of any legal, recorded covenants that prevented further subdivision of the property. **Huey** explained that the first split out of a 40 acre tract can be done with a plat of survey, and any future divisions, such as this, require subdivision review and approval.

With no other public comments, Chairman Lloyd asked for staff's recommendation. McDonough presented staff's recommendation for approval two conditions, 1) All Scott County Health Department regulations be met; and 2) Any final plat submittal shall also be concurrently submitted to the City of Eldridge for their review and approval, as this is within their two-mile review jurisdiction for platting.

There was no further discussion.

Knobbe made a motion to approve the request in accordance with staff's recommendation. Kluever seconded the motion.

Vote: All Ayes (5-0)

With no further public comments and no other business to discuss, Chairman Lloyd adjourned the meeting at 8:15P.M.