



**SCOTT COUNTY
COMMITTEE OF THE WHOLE, PLANNING AND ZONING COMMISSION
AND ZONING BOARD OF ADJUSTMENT ANNUAL JOINT MEETING**

Tuesday, October 06, 2015

7:00 P.M.

MEETING MINUTES

1st Floor Board Room

600 W. 4th Street

Davenport, IA 52801

MEMBERS PRESENT: Jim Hancock, Diane Holst, Carol Earnhardt, Myron Sheibe, Tom Dittmer, Ed Winborn, Kim Guy, Clayton Lloyd, Allan Kluever, Carolyn Scheibe, Lynn Gibson, Tony Knobbe and Marsha Finlay.

MEMBERS ABSENT: Tom Sunderbruch, Brinson Kinser, Gary Mehrens & Mary Beth Madden

STAFF PRESENT: Timothy Huey, Planning & Development Director
Raymond Nees, Planning Technician
Dee Bruemmer, Scott County Administrator
Mary Thee, Assistant County Administrator

1. **Call to Order:** Clayton Lloyd served as Chairman, and called the meeting to order at 7:00 P.M.
2. **Minutes:** Consideration of the September 15, 2015 Planning & Zoning Commission meeting minutes. Findley noted that she was absent from this meeting and the minutes showed her as both present and absent. Kluever made a motion to approve the minutes with that correction. Seconded by Knobbe.
Vote: All Ayes (13-0).

3. **Public Joint Meeting: Presentation of proposed changes to the Zoning Ordinance- Tim Huey**

Tim Huey, Scott County Planning and Development Director gave a presentation on the history and proposed changes of zoning in Scott County and this presentation is on file with the Planning and Development Office located at 500 West 4th Street, Davenport, Iowa.

Diane Holst asked if the Ag-G to Ag-P downzoning near Lost Grove Lake was due to the lake going in and Tim Huey stated this was partially due to the anticipated pressure for residential development around the lake which is not in keeping with the Land Use Plan.

Diane Holst asked if the owners in the Ag-P district could still sign up as a State Ag Preservation Area. Tim Huey stated that they can, that all 13 Ag Preservation Areas located within Scott County were created prior to 1991 and that once created, the State Ag Preservation Area must remain for 7 years but can then be removed by the property owner.

Jim Hancock expressed gratitude for the Zoning Board of Adjustment and the Planning & Zoning Commission and for working diligently to put the draft together and to the Planning and Development staff for working to allow numerous opportunities for public input throughout the process.

Carol Earnhardt reiterated Jim's comments and expressed her thanks for the open minded manner in which the work has proceeded.

Myron Scheibe asked about changes to the splitting of parcels in farming areas and **Huey** stated that there were no changes to farmstead splits. Myron expressed that it makes sense if the home site is still established, but not if the site has been farmed over. **Huey** said that the Zoning Administrator could deny a request where the home site has been farmed over and the petitioner could appeal the decision.

Myron Scheibe questioned the 2 house provision- can a person create 2 houses by splitting one off and replacing it? **Huey** replied that they may apply for a Special Use for a granny flat or secondary residence provided it is subsidiary or accessory to the primary structure, but that they could not create a 2nd lot.

Tim Huey provided information on the 5 upcoming meetings for public input and invited the joint committee members to attend.

Tony Knobbe stated that the types of businesses that may be considered under the Industrial Floating District provisions currently takes 6 months or more to vet public input and hold a hearing and that this needs to happen faster because these types of businesses won't wait around. Anything we can do to streamline the process and still take public comment is a step in the right direction.

Tim Huey pointed out that even in an instance where the process moves forward and the use is allowed, a private citizen who brings a suit can delay the start causing the company to locate elsewhere. As an example, the steel plant in Muscatine County needed 300 acres, but purchased 2000 acres to avoid this situation and there were no court challenges due to the additional buffer purchased.

Diane Holst asked how a company buying 2000 acres in an Ag-G or an Ag- P district would be viewed and **Tim Huey** stated that it would require willing sellers. **Lloyd** pointed out that they may purchase 2000 acres but only rezone 300, allowing for there to not be any objectors within the area of the actual rezoning.

Tony Knobbe questioned how many jobs would it take to be considered under the Industrial Float Provisions, how much of an economic impact would be necessary? **Tim Huey** stated that there are no set thresholds, but that a request would have to be reviewed through a preponderance of the evidence.

Lynn Gibson stated that these types of projects are presented to more than one community at a time and a community that does not have a mechanism to move forward quickly may lose the opportunity to even consider it to a community that does.

Tony Knobbe pointed out that it may be difficult to anticipate exactly what type of business we could be attracting with this. As an example he cited gaming which, when 1st proposed, was viewed as impossibility, then when it went through many said it would never last and now it is a staple of our community.

Tom Dittmer stated that we are talking about very large scale developments for this and that he can count on one hand the number of these types that we have missed because most wanted a site already prepped and their time frames are generally 30 to 60 days for a community to seal the deal. What we are attempting makes sense but it is sensitive- having a property ready to be developed may be better than proposing another change.

Tim Huey stated that Scott County is working with Davenport and for industrial uses needing 10 to 50 acres we are well prepared. The industrial Float provisions are for larger developments that require more area than is available in the cities.

Jim Hancock stated that Scott County did not get full support to review the last large project in part because we were unprepared for this type of request. The Industrial Float District may remove the spot zoning question so businesses don't automatically go elsewhere. Nothing expands the tax base like a properly developed industrial business.

Tim Huey again invited board members to the 5 upcoming public comment meetings.

With no further public comments and no other business to discuss, Allen Kluever made a motion to adjourn the meeting. Seconded by Marsha Finley. All Ayes. Chairman Clayton Lloyd adjourned the meeting at 8:32 P.M.