



**SCOTT COUNTY PLANNING AND ZONING COMMISSION  
PUBLIC MEETING- PROPOSED ZONING AMENDMENTS**

**Tuesday, October 20, 2015 AT 7:00 P.M.**

1<sup>st</sup> Floor Board Room  
600 W. 4<sup>th</sup> Street  
Davenport, IA 52801

**MEETING MINUTES**

**MEMBERS PRESENT:** Lynn Gibson, Tony Knobbe, Carolyn Scheibe, Marsha Findlay, Gary Mehrens and Allen Kluever

**MEMBERS ABSENT:** Clayton Lloyd

**STAFF PRESENT:** Timothy Huey, Planning & Development Director  
Raymond Nees, Planning Technician

- 1. Call to Order:** Vice-Chairman Gary Mehrens served as Chairman, and called the meeting to order at 7:00 P.M.
- 2. Minutes:** Consideration of the October 6, 2015 Special Session of the Joint Planning & Zoning Commission meeting minutes. Findlay made a motion to approve the minutes. Seconded by Scheibe. **Vote: All Ayes (6-0).**
- 3. Chairman Mehrens** requested he be granted an excused absence from the 10-6 meeting and that the minutes of that meeting would be revised to reflect this. Motion by Scheibe, second by Gibson. **VOTE: All Ayes (6-0)**
- 4. Acknowledge Withdrawal of Preliminary Plat:** Tim Huey informed the Board that the Mt. Carmel Subdivision Plat had been withdrawn and they plan to resubmit. Motion to acknowledge the withdrawal made by Gibson. Second by Findlay. **All Ayes (6-0)**
- 5. Presentation of proposed changes to the Zoning Ordinance.** Tim Huey, the Scott County Planning and Development Director, gave a presentation on the history and proposed changes of zoning in Scott County and stated that this presentation is on file with the Planning and Development Office located at 500 West 4<sup>th</sup> Street, Davenport, Iowa.
- 6. Opportunity for Public Comment** Chairman Mehrens announced that the Commission would hear comments from the public at this time. He asked if there were any and if so please stand and be recognized. Also state your name and address for the record.

Royce Bare said that Huey stated that without these changes, large scale projects would be “dead in the water”. If so, then how could he have recommended approval of the Orascom rezoning if he knew it could not be approved. Gibson asked if Mr. Bare had comments regarding the issues before the board currently. Bare asked what recourse the public has if a project goes through automatically once it meets Planning Commission approval? Scheibe explained that Orascom did not provide much information. These changes are designed so that much more information could be required prior to taking a vote. This way a better

recommendation can be made. **Bare** asked again what recourse does the public have once these requests are approved? **Scheibe** stated that we have public meetings to voice concerns prior to a vote. **Bare** replied that once the Board of Supervisors approves a Planning Commission vote, the general public has no recourse and these changes will make it more difficult for the public to take action.

**Alan Thiede** said that Mr. Huey stated that this possible provision will never be used, so why waste time adding objective 6? It is a good thing that Orascom was stopped, and these changes are not needed.

**Kluever** stated that the Planning Commission must hear any request but does listen and consider objections.

**Thiede** stated that he felt the current ordinance provisions have worked so far so the ordinance doesn't need to be changed. This is opening a door and we won't be able to stop it.

**Bare** said that Huey made the comment that John Deere would probably have support. Well, there's a big difference between John Deere and Orascom. With the proposed changes, the public would have no say and that's not right. It should be open to the public. You should listen to the public. If large numbers of people object and few people are for it, then that should tell you what the people of the county wants.

**Pat Ryan** asked, looking past today, if something was going to go in and our property values were going to go down, were we going to be compensated? It seems like this change would be a way to get around the A-P district. I'd like to move, but my wife wants to stay where we are. But, I'd like to move now so we would get compensated if our property values later were to go down because a company comes in to build a factory. They could offer us compensation for our property values.

**Thiede** asked if there were a company coming in right now, is that why we're doing this? **Huey** replied that no, we aren't aware of anything coming in.

**Bare** stated that the last time a company tried to come in it was all a big secret. **Huey** responded that the required notices were published in the newspaper and the neighboring property owners were notified as required. It was on the news, public meetings were held, and it was not a secret.

**Chairman Mehrens** asked if there were any other comments.

**Tim Huey** again invited all present to the other upcoming public comment meetings.

**With no further public comments and no other business to discuss, Scheibe made a motion to adjourn the meeting. Seconded by Kluever. All Ayes. (6-0) Chairman Mehrens adjourned the meeting at 8:32 P.M.**