



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

Tuesday, December 1, 2015 AT 7:00 P.M.

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

MEETING MINUTES

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

MEMBERS ABSENT: All present

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

Others Present: Jim Geise, Applicant
Mike Cota, Applicant
Diane Holst, Supervisor

- 1. Call to Order:** Chairman Lloyd called the meeting to order at 7:00 P.M.
- 2. Minutes:** Consideration of the October 13, 20, 27 and November 3, 2015 meeting minutes. Lloyd said that the agenda also had listed consideration of the November 10 & 17 minutes. Huey replied that staff was slightly ambitious when creating the agenda and the November 10 & 17 minutes are not ready for consideration. Scheibe pointed out that the name Ken Arp as shown on the October 13th minutes should be Kent Arp. Scheibe made a motion to approve the corrected minutes. Seconded by Findlay. Vote: All Ayes (7-0).
- 3. Site Plan Review:** Lloyd called on staff to review the case. Huey gave a brief history of the Commercial- Park View (C-PV) zoning district, and reviewed the case. He showed aerial photos and the submitted site plan. The request was for a change in use from vacant ground to the construction of a 50 x 136 storage building to be used for Giese Roofing as cold storage, which is a use previously approved on an adjoining property within the C-PV zoning district. He said that Giese Roofing has operated at this location since 1989. In 1997 a Site Plan Review was approved for an expansion of the building on the existing property. The current business is contained on that single parcel, but this proposal would expand the business onto the adjacent parcel to the north. The property is served by Park View central water and sewer treatment district. On the site plan there is a red area that is a drainage easement. The plan shows no buildings on the easement, only parking/driveway area, which is allowed. Huey asked Jim Giese (applicant) if he had plans to put bathrooms in the new building. Giese said he planned to have the underground for bathrooms roughed in during construction in the event he wanted to add them in the future, but had no immediate plans to do so.

Lloyd asked for public comments. Jim Giese (applicant) said that the staff presentation was correct. He wanted the board to know that he may wish to heat and insulate the building in the future but that it would not be soon. He said that they remodeled the original, small building located to the South in the aerial photograph, then built the newer building to the North of that. Now they plan to expand again onto the neighboring property.

Lloyd asked for the staff recommendation. Huey gave the staff's recommendation to approve the site plan with the preliminary plat with the conditions listed in the staff report, including that all required parking spaces shall be installed and hard surfaced in accordance with County Engineering Department standards (Iowa Statewide Urban Design Standards – SUDAS) prior to any final building inspection, all Scott County Health and Building Codes be continually met and no new entrances from Scott Park Road (Old 61) shall be permitted.

Lloyd asked for petitioner comments on the staff report and there were none.

Scheibe made a motion to recommend approval the Site Plan with the three conditions listed on the staff report. Mehrens seconded. All Ayes. (7-0)

4. Discussion of Public Comments on proposed revisions to the Revised Zoning Ordinance for Unincorporated Scott County. Huey offered to separate the Industrial-Float district proposed changes from the other proposed changes due to the Industrial-Float district eliciting many public comments and the other changes eliciting few, if any public comments. He said that, if the board so desired, staff could suggest criteria other than “large and significant” for consideration of an Industrial-Float zone request. He said that we could consider requiring that the median wage of the jobs provided be equal to or higher than the median wage in Scott County at the time of application, identify a percentage of the total tax base increase required or set a requirement that the project could not be located in a city for specific reasons. He asked if the Board had ideas on what criteria they would like to see suggested for consideration, if any.

Knobbe said that the public comments centered around safety, environmental impact and to a lesser extent- but still important- property values. He suggested that we emphasize these we could potentially address these concerns. He said the QC Chamber of Commerce are targeting certain industries, and we could mirror that focus which is advanced metal manufacturing and food manufacturing. He said we might consider not including fertilizer plants.

Huey said the questions has arisen as to why, if these requests are so rare, would we create the industrial Float mechanism and the answer is so that we can consider them if they do arise. He said most industrial requests will fit into existing industrial parks within the cities. This would be so that we could consider a request that would be so unusual we can't really plan for it, but it may provide such a benefit to the community that we want to consider it. He said warehousing or logistics businesses would probably not fit into the Industrial-Float district, but a Boeing aircraft or military manufacturer might. He said that it should be anticipated that these requests would have objections because even industrial uses proposed to go into industrial parks, many times, will have objectors. He stated that the board could also recommend requiring the purchase of additional land beyond the actual use area to be used as a buffer.

Gibson said that she was not a proponent of limiting criteria at this time, the world is changing and she said Scott County shouldn't limit itself. As an example, she said a Facebook data center generates a lot of heat and uses a lot of power. She said that the Quad Cities has some of the lowest energy costs in the US and she could see a company like that moving here to take advantage of it. This would be a very significant investment in our area but may not provide a large number of jobs. She said she is not in favor of writing a

blank check, but she wants to be flexible enough that we can consider unusual requests and that we don't have to rewrite the criteria in 5 years.

Huey said that setting parameters becomes a problem because when a hard parameter is set, it seems the very next request that is made is something that is just outside of the parameters, making it very close to what we wanted, but we may not be able to allow it without changing the parameters yet again. The goal is to provide the flexibility while being able to protect safety, environmental concerns and property values during the preponderance of a proposal. He said that Kraft is using 70 acres and is going in a city industrial park, so that is an example that even at 70 acres, this would not necessarily be suited to an Industrial-Float district based on the size of the use. He said that there is a percentage of any community that is simply against any proposal made, and if that is, say 20%, it is important to remember that the other 80% may be in favor of it. Changing subjects, **Huey** said that he had made a presentation to the City of Davenport concerning the proposed changes, noted that Scott County Supervisor **Diane Holst** was present at the Davenport presentation and asked if she would tell the Planning Commission her thoughts. **Holst** said she thought it interesting that the first comment from the Davenport Board was concern about there being no set parameters and that the other concern is that once prime farm ground is concreted over, it is gone. She said they did seem to understand the concept.

Gibson said that she thought emotion may have gotten in the way of some peoples comments and pointed out that there were concerns about eminent domain and that is not an issue here. Any request would require willing sellers.

Scheibe said that if Google or Facebook had attempted to come into Scott County the comments may have been very different, but since it was Orascom and the methods they attempted to use to get approval for a location here, that may have made people very wary.

Lloyd said that we would have to consider the scale and other attributes of a project to decide if it would be appropriate for the Industrial Floating district.

Scheibe said she agreed with **Gibson**, that we shouldn't set parameters because they can become outdated or restrict projects that may have a great benefit.

Lloyd suggested that that the proposed changes not necessarily set specific criteria thresholds, but identify criteria items that should be considered during the decision making process.

Kluever said that he is unsure what specific criteria should be at this time, but would be open to the idea of setting criteria depending on what they may be. Having some criteria may be a good thing.

Mehrens said that not having criteria did concern him.

Lloyd said that Orascom showed some of us that the process is flawed because we felt pressured to vote in favor of a request without having as much information as we would have liked. He then suggested that we think about projects that might be candidates for the Industrial-Float zone, and asked if a John Deere distribution center would be a candidate.

Huey said the large Pioneer seed corn facility on the way to Galesburg might be a candidate.

Scheibe asked if Deere wanted to go into an Industrial Floating district, would one neighbor objecting stop the proposal?

Gibson said that manufacturers that supply Deere with parts might want to locate here. She suggested contacting other economic development professionals in the area and asking for their opinion on setting criteria. She said that we can be open to all parameters while identifying items to consider.

Knobbe said that the Chamber of Commerce looks at this area with an eye towards what we are already good at and expanding on that. He said we may be able to ask for the last 25 or 30 of these mega projects to locate in the U.S. and see what they needed and decide if we are comfortable with that.

Huey said that we need to get back to the original idea of the Industrial Floating district, that it would be for very large and very rare opportunities. He said spin off industries or a supply business wouldn't be large enough and they would have opportunities to locate within the cities.

Lloyd said that nothing in the ordinance requires an Industrial-Float district proposal to show they cannot locate within a city. **Huey** said the proposed changes do require that a proposal show a need to locate outside of an incorporated area. **Lloyd** said that "showing a need" to locate outside of a city does not necessarily mean they must be outside of a city, only that they have may have reasons they feel they need to be outside of a city.

Gibson said that a data center would need a very large amount of space but wouldn't be very intrusive. She asked how the Honda parts distribution center developed. **Lloyd** said Honda developed in the county and was subsequently annexed several years later.

Huey said that Scott County Planning and development would always guide proposals to develop within the cities, and that they would only submit a proposal through Scott County if they couldn't develop within a city.

Findlay asked when companies are looking for a place to locate a large facility, how long from the time they first start looking until Scott County would be able to tell them they could locate here. **Huey** said most site developers now begin the search online and many locations are disqualified without ever knowing they were being looked at. He said that when they do make contact, their first call may be to ask how soon they could get a grading permit and if the response isn't something fairly quick, they move on.

Gibson said that because of Orascom, the public doesn't trust the Boards to hear their concerns, but developers have to move fast if they want to attract business. She said incentives are another issue as it becomes a bidding war and the State of Iowa has given Orascom many incentives to build within the state.

Knobbe said that the actual bidding through incentives may not start until it is narrowed down to the last 2 or 3 sites.

Huey said he would ask Quad City First to join our discussion on the December 15th.

5. Other business:

- a. **Training for Board Members:** **Huey** informed the Planning Commission that the Board of Supervisors is scheduling training for all members of all Boards. He said he would email them with possible dates and they could respond in order to find a date that would work for the most people.
- b. **Date for public hearing on proposed changes to the Zoning Ordinance and Land Use Plan:** After a discussion of the availability of the board, **Huey** determined that the Planning

Commission would attempt to hold a public hearing regarding the proposed changes to the Zoning Ordinance on Tuesday, January 12th at 7:00 PM. Some members may Skype or Face Time to attend the hearings.

- c. **Kluever** announced that he will be resigning at the end of the year as he has accepted a position on the St. Louis Shriners Hospital Board of Directors. He was roundly congratulated by the other Board members and staff.
- d. **Huey** announced that he will be presenting information on the proposed Zoning ordinance changes to Eldridge and Bettendorf in the next 2 weeks.
- e. **Huey** informed the board that the Mt Carmel Plat will be approved on Thursday December 3rd, 2015, and the developer may construct the road in preparation of approval of the Final Plat.
- f. **Huey** informed the Board that the December 15, 2015 meeting will be held to review a minor plat sketch plan and to rezone 7 acres for the Greater Davenport Redevelopment Corporation as part of the project to move Kraft to the new location. **Lloyd** asked if there would be a better site plan submitted as the map provided may not be adequate for a decision. **Huey** replied that he would contact Mr. Berger and let him know.

Diane Holst said she would like to make a comment to the Board. She stated that she was a member of the public when the process to consider amendments to the zoning ordinance was initiated, and she now is a Scott County Board Supervisor and has a different role to play as a decision maker. She said she did not want to influence the Board's decision, but asked that they put themselves in the position of someone who lived in rural Scott County next to a proposal for a project in the Industrial Floating zone. She said that if you lived next to that, you would become a willing seller because of the nature of the use being requested. She said that, if one of these uses was going to be placed next to where a Planning Board member lived, that they would sell their homes. She said that when Orascom proposed to locate in Scott County, the surrounding property owners all wanted to sell so they could leave the immediate area. She said she hoped her comments captured the message that people have been relaying to her, as she lives in an unincorporated area. She reiterated that the Planning Commission should not give any greater weight to her comments, but to treat her comments as any other member of the public. **Lloyd** said that she is at a public meeting and he understands she is speaking as a member of the public and not as a Board Supervisor. **Holst** responded that yes, his comments were correct and she thanked the Planning Commission.

With no other business to discuss, Scheibe made a motion to close the meeting. Seconded by Mehrens. All Ayes. (7-0) Chairman Lloyd adjourned the meeting at 8:24 P.M.