



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

**Tuesday, January 12, 2016 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:** Clayton Lloyd, Marsha Findlay, Lynn Gibson, Tony Knobbe, Dan Portes, Hans Schnekloth, Carolyn Scheibe

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Timothy Huey, Planning & Development Director  
Deb Munro, Planning Clerk

**Others Present:** 18 members of the public, along with former members Gary Mehrens and Kent Paustian, Diane Holst, County Supervisor and 2 members of the press

1. **Call to Order:** Chairman Lloyd called the meeting to order at 7:01 P.M.
2. **Minutes:** Consideration of the December 15, 2015 meeting minutes. **Scheibe made a motion to approve the minutes. Seconded by Knobbe. Vote: All Ayes (7-0).**
3. **Officer Election for 2016:** Scheibe made a motion to nominate Clayton Lloyd as Chairman, seconded by Gibson. **Vote: All Ayes (7-0).** Scheibe made a motion to nominate Tony Knobbe as Vice Chairman, seconded by Dan Portes. **Vote: All Ayes (7-0).**
4. Chairman Lloyd relayed that the next regular meeting is scheduled for Tuesday, February 2<sup>nd</sup>, 2016. Lloyd will allow written comments until January 29<sup>th</sup>, 2016 @ 12:00.
5. Planning Director Tim Huey spoke and presented a slide show on proposed revisions to the Revised Zoning Ordinance for Unincorporated Scott County.
6. Staff paused for any public comments. Chairman Lloyd opened the floor.
7. Lloyd asked for public comments.
  - a. **Don Swanson -10762 160<sup>th</sup> St. Davenport** said that he felt there was a lack of leadership and management of Natural resources. Prime Ag land should not be taken out of production for any reason. He feels that Economic Development People should be working on this.

- b. **Kent Paustian – 6520 215<sup>th</sup> Street, Walcott**, first of all thanked the board for their dedicated work. He said that if you look back historically on what has happened in rural Scott County there has been a strong preservation of Ag land, which he said Mr. Huey has played a large role in preserving that land. He said that Mr. Huey is the Best Zoning Administrator in the state.
- c. **Gary Mehrens** – thanked the members for their service. He said he saw 6 visionaries and 1 Ag member on the board. We need farmers on the board. When the rules were changed to require four rural residents be on County Planning Commissions it was understood in Scott County that it would be four farmers on the Commission.
- d. **Ken Arp – P.O. Box 725, Walcott** said that his family is part of a 150 year farm operation and does not want to see this prime Ag land rezoned. He said Ag land cannot be used as eminent domain for economic development.
- e. **Margo Effland – 12300 210<sup>th</sup> Street, Davenport** noted that if spot zoning goes in the 2.5 percent increase in value doesn't kick in for another 10 to 20 years. We need to protect the rural areas that we do have.
- f. **Paul Rumler** who is with the Quad Cities Chamber of Commerce said they are actively promoting industries to identify sites in the rural areas. He said most companies want ready-to-go sites that already have full infrastructure to include water, sewer, fiber, cable etc. He agrees with the need to get broader public input regarding the zoning. He said this could be a future John Deere, everyone would want that.
- g. **Steve Jarnecke – 9379 200<sup>th</sup> Street, Davenport** said he is worried about the spread of more business and industry if the one 800 pound gorilla lands. Spot zoning has too big of a risk such as where he used to live near Chicago. There is not much Ag land left between Chicago and here. He also stated that he was a bit confused and thought there was going to be an actual vote tonight.
- h. **Jessica Armstrong – 6140 Deere Creek Lane, Unit C, Davenport** said the 2.5 percent increase in tax base would not be realized for at least 10 years. She referenced that Orascom did not follow through with their plans, when they were proposing to move to Scott County. She said we already have process and procedure in place with our current plan for any business to land here, so why change it. How many companies would we allow and what procedure would be used to stop that.
- i. **Russ Geurink – 7909 200<sup>th</sup> Street, Walcott** said we should go outside of box and look at clean development, small businesses that would fit in place of the 800 pound gorilla.
- j. **Ray Nees - 2606 West 68<sup>th</sup> Street** said that he appreciates this board tremendously, and believes that they are among the hardest working individuals. Nees stated that our kids are moving away and we need more business and industry to keep them here. We need a mechanism to allow these businesses to come in, but with stipulations of all intentions being stated up front.
- k. **Jessica Armstrong** spoke again stating that she is a farm kid, went away to school and law school and came back to our wonderful community. She doesn't want to live next to big business.

- I. **Don Swanson** adamantly does not want prime Ag land taken out of production.

Citizens spoke until 8:10p.m.

**Other Business:** One member will be absent from the February 2<sup>nd</sup> meeting and will participate in decision via telephone.

Huey said next steps would be to place a proposed amendment to the Commission's Administrative rules on the next agenda to allow for participation by electronic means and also a discussion of the Commission's recommendation of the Comp Plan and Zoning Ordinance amendments.

With no other business to discuss, Knobbe made a motion to adjourn the meeting. Seconded by Gibson. All Ayes. (7-0), Chairman Lloyd adjourned the meeting at 8:15p.m.