



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, February 16, 2016
7:00 P.M.**

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

- MEMBERS PRESENT:** Clayton Lloyd, Hans Schnekloth, Carolyn Scheibe, Tony Knobbe (via telephone)
- MEMBERS ABSENT:** Lynn Gibson, Dan Portes, Marsha Findlay
- STAFF PRESENT:** Timothy Huey, Planning & Development Director
Alan Sabat, Planning & Development Specialist
- OTHERS PRESENT:** Wally Pelts – Casey’s General Store representative, 1 member of the press,
1 member of the public

1. **Call to Order:** **Chairman Lloyd** called the meeting to order at 7:01 P.M.
2. **Minutes:** Consideration of February 2, 2016 meeting minutes. **Scheibe made a motion to approve. Seconded by Schnekloth. Vote: All Ayes (4-0)**
3. **Site Plan Review:** **Chairman Lloyd** called on staff to review the site plan of a proposed Casey’s General Store and fueling station to be located in the Park View development. **Huey** presented a number of small-scale maps of the project site and its situation in Park View, including an aerial map, the Park View CAD zoning map, and the original Park View plan. **Huey** noted that the proposed development was appropriately located on a vacant lot in the commercial zone and described the site’s neighboring commercial developments. **Huey** went on to describe the project’s site plan, mentioning the large amount of green space proposed for the east side of the lot, the probable flow of delivery and customer traffic within the paved portion of the lot, parking, and the location of the dumpster enclosure. **Huey** expressed that orienting the structure to face southward may make better use of the lot and ease traffic flow and that a landscaping plan, though not required, would be appropriate. **Huey** noted that the site is within the Park View sewer and water district and **Chairman Lloyd** opened the floor for public comment.

Pelts (Casey’s representative) explained that the portion of green space Huey pointed out was for storm water retention and that he was agreeable to incorporating landscaping. **Pelts**

explained that the development plan is what Casey's calls the "P2" design, which is the smaller scale design, and that the structure would have a hipped roof to better blend with the existing neighborhood. In response to the structure's orientation, **Pelts** said it was Casey's intent to face the busiest street, but that he was open to suggestions for some of the smaller details that have yet to be finalized.

Chairman Lloyd asked to hear more details regarding the storm water retention area. **Pelts** said that the retention area would be a dry basin that would hold storm water surges for around twenty-four hours with a controlled outlet. **Huey** noted that the outlet would attach to the Park View storm water system.

Schnekloth asked whether there were alternative site designs that could be considered. **Pelts** said the layout was chosen for gas transports navigation to accommodate fuel, other deliveries and customer circulation.

Huey asked if delivery trucks would maneuver within the lot or if they would need to back out of or into the adjacent roads. **Pelts** said all maneuvering could be done within the lot as designed for the trucks to pull in and leave.

Knobbe asked if Pelts considered the parking spaces abutting the dumpster enclosure as functional, and asked Huey if the proposed access point on Scott Park Road met the County engineer's standards. **Pelts** said the spaces in question would be used by employees and that they would move their vehicles to accommodate garbage retrieval. **Huey** described the access point relative to the intersection and said it met Engineering's standards. **Huey** included that the parking spaces were extra regardless.

Chairman Lloyd asked for the staff recommendation. **Huey** presented staff's recommendation for approval with the condition that the parking and traffic circulation be hard surfaced and that all building, health and safety codes be met.

Joyce Culver (Park View business owner adjacent to project site) said her and her husband feel that the building's orientation is not ideal mainly because the proposed back of the building would face her storefront, and Casey's should instead have an entrance on Grove Road, describing the way the businesses in her strip mall receive truck deliveries. **Scheibe** said that proposal would force truck traffic onto Lincoln Avenue, which is already in poor condition. **Schnekloth** asked whether there was an embargo on Lincoln, which commissioners and staff were unsure. **Huey** stated that regardless, the building's rear wall would be situated forty-five feet from the curb so Culver's argument may not be strong enough to request modification.

Chairman Lloyd asked Pelts if he had any additional comments. **Pelts** again defended the proposed design. **Chairman Lloyd** reiterated that the commission has no authority to request landscaping, but that it is encouraged. **Schnekloth** said he understands Culver's viewpoint, but acknowledged that the retention area would be not only functional, but also improve the aesthetics of the rear of the building. **Scheibe made a motion to approve with Huey's conditions. Seconded by Schnekloth. Vote: All Ayes (4-0)**

Culver interjected asking whether the condition of Lincoln Avenue could be reviewed. **Huey** said the County engineer already reviewed its condition and expressed no concerns. **Scheibe** and **Pelts** agreed that any other orientation would not be as conducive for truck operations. **Chairman Lloyd** also agreed and said it is probably preferable to have the proposed green space instead of a different design. **Chairman Lloyd** reiterated the unanimous vote for approval.

4. Other Business: **Huey** updated the Commission on the status of the proposed changes to the Comprehensive Plan and ordinance amendment from the February 2, 2016 meeting. **Huey** said the March 1, 2016 meeting is canceled and that the March 15 and April 5, 2016 meetings may also be canceled.

5. Adjournment: With no further public comments and no other business to discuss, **Chairman Lloyd** adjourned the meeting at 7:30 P.M.