



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, May 3, 2016
7:30 P.M.**

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

- MEMBERS PRESENT:** Clayton Lloyd, Hans Schneklath, Carolyn Scheibe, Tony Knobbe, Lynn Gibson, Dan Portes
- MEMBERS ABSENT:** Marsha Findlay
- STAFF PRESENT:** Timothy Huey, Planning & Development Director
Alan Sabat, Planning & Development Specialist
- OTHERS PRESENT:** Mark Smith (applicant) and two (2) family members, six (6) members of the public

1. **Call to Order:** **Chairman Lloyd** called the meeting to order at 7:30 P.M.
2. **Minutes:** Consideration of February 16, 2016 meeting minutes. **Portes made a motion to approve. Seconded by Knobbe. Vote: All Ayes (6-0)**
3. **Sketch Plan Review:** **Chairman Lloyd** called on staff to review the Sketch Plan of a proposed Minor Subdivision in Section 21 of LeClaire Township. **Huey** described the general location of the existing plat, its zoning and the zoning of surrounding properties, the unique shape of the plat, and the shared access drive. **Huey** stated that this proposed sketch plan would not increase traffic on the shared drive, nor would surface upgrades would be required. **Huey** went on to describe the two conservation outlots proposed which would utilize restrictive covenants to prevent development on them, and also the lot with frontage on 225th Street which would have a development right for one (1) single family dwelling.

Chairman Lloyd asked if the existing plat was one parcel, which **Huey** said it was.

Chairman Lloyd welcomed the applicant to speak.

Smith provided an overview of the history of the land, its natural features, and the changes he's made in order to preserve the soil and restore the prairie and wooded areas. He spoke for approximately fifteen (15) minutes. **Huey** then brought attention to the proposed Tract 11-B-1,

which would be only 17,472 square feet in size, asking Smith why he desired the creation of such a small tract. **Smith** responded that Tract 11-B-1 was originally platted that way, so he didn't think to change it but would not object to doing so. **Huey** suggested that it may make sense to combine it with Tract 11-A.

Schnekloth asked whether Smith would retain ownership of the conservation outlots, which Smith responded that he intended to retain ownership.

Smith's daughters read prepared statements in support of the subdivision proposal, including a statement of support from their brother who could not attend.

Chairman Lloyd opened the floor to public comment.

Timothy Shoemaker (26725 229th Street) said he received the Notice in the mail regarding the proposed subdivision and that he still wasn't sure what was being proposed. Huey briefed him on the proposal. Schnekloth asked if the proposed development lot Tract 11-C would have the development right for just one single-family residence, which Huey said yes, just one single-family residence. Portes asked Shoemaker if he still had any concerns. Shoemaker said he had concerns that "there would be new houses all over" which he now understood would not be the case.

Matthew Stutenberg (26740 225th Street) spoke in favor of the proposed subdivision .

Chairman Lloyd asked for staff's recommendation.

Huey recommended approval with three conditions: that the Final Plat combine Tract 11-B-1 (17,472 square feet in the center of the plat) with Tract 11-A (6.52 acre tract adjacent to 11-B-1 to the North); that a restrictive covenant, with the County as a party, be placed on Outlots 1 and 2 to restrict development on those lots; and that a restriction be placed which waives the right of future owners of the development lots to file nuisance suits against neighboring farm operations. Huey noted that future tract owners could potentially request changes, but that the lack of street upgrades would restrict higher-density development.

Philip Holland (26658 225th Street) described his intent to split the tract he owns to the Northeast of the proposed subdivision, asking if the proposed subdivision would affect his plans. Huey responded that his suggestion would be a boundary line adjustment, which could be accomplished with a Plat of Survey. Portes asked Holland if it was his intent to build on the portion he intends to split, which Holland responded no, he intended to make the new lot a conservation lot. Lloyd asked if Holland's proposal could be discussed at a later time outside of the meeting, which Huey said yes.

Chairman Lloyd closed the floor to public comment and welcomed the Commission to act.

Knobbe made a motion to approve the minor subdivision Sketch Plan with the three conditions. Seconded by Scheibe. Vote: All Ayes (6-0).

4. **Site Plan Review:** Chairman Lloyd called on staff to review the site plan of a proposed Site Plan for a Change in Use of an unoccupied former church in Section 31 of Butler Township. Huey stated that, after meeting with him and the County Building Inspector earlier in the day to discuss the building code and zoning requirements that would apply, the applicants withdrew their request via telephone in the afternoon and were asked to prepare a written withdrawal. Huey requested that the Commission take an action on the withdrawal by voting to acknowledge it.

Schnekloth made a motion to acknowledge the withdrawal. Gibson seconded. All Ayes (6-0).

5. **Other Business:** Salvador Castaneda (20830 270th Street) expressed interest in the site plan review process, especially concerning this meeting's withdrawn request. Huey answered his few general questions and offered to discuss further at a later date.
6. **Adjournment:** With no further public comments and no other business to discuss, Knobbe motioned to adjourn the meeting. Seconded by Scheibe. Vote: All Ayes (6-0). Chairman Lloyd adjourned the meeting at 8:13 P.M.