



**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
Tuesday, September 20, 2016  
7:00 P.M.**

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

**MEMBERS PRESENT:** Clayton Lloyd, Tony Knobbe, Dan Portes, Carolyn Scheibe, Hans Schnekloth

**MEMBERS ABSENT:** Marsha Findlay, Lynn Gibson

**STAFF PRESENT:** Timothy Huey, Planning & Development Director  
Alan Sabat, Planning & Development Specialist

**OTHERS PRESENT:** Robert Kauth (applicant), Christie Schilling (applicant), Tim Wilkinson (applicant), and two (2) members of the public

1. **Call to Order:** Chairman Lloyd called the meeting to order at 7:00 P.M.
2. **Minutes:** Consideration of July 5, 2016 meeting minutes. **Portes made a motion to approve. Seconded by Schnekloth. Vote: All Ayes (5-0)**
3. **Final Plat Review:** Chairman Lloyd called on staff to review the Final Plat of a proposed Major Subdivision in Section 15 of Buffalo Township. **Huey** described the location of the proposed Kauth's 3<sup>rd</sup> Addition, and the locations and history of adjoining Kauth's 1<sup>st</sup> and 2<sup>nd</sup> Additions. **Huey** noted that the Preliminary Plat previously reviewed and approved by the Commission showed nine (9) development lots in this portion of the addition, which the Final Plat shows eight (8). Being a decrease in density and a minor revision, **Huey** said, another Preliminary Plat review was not required. The Preliminary Plat also had numerous iterations over time, and all conditions placed on the approval of Kauth's 2<sup>nd</sup> Addition were met.

**Chairman Lloyd** welcomed the applicant to speak. **Robert Kauth** formally requested the Commission's approval of the Final Plat.

**Chairman Lloyd** asked the applicant to clarify the status of the interior road system in light of the County Engineer's comments that he did not receive final construction plans for the roads.



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**Kauth** responded that he believed he submitted them directly to the Secondary Roads Department, but that he understands that the Engineer never received them. **Kauth** stated he brought the final construction plans with him to this meeting. **Huey** said the road system was finalized with the Final Plat of **Kauth's 2<sup>nd</sup> Addition** in March 2011, and the County Engineer's review of the road system determines whether the County will acquire ownership of the roads. He said interior road systems in subdivisions are often maintained by homeowners' associations.

**Chairman Lloyd** asked Huey for his recommendation, which was to approve the Final Plat.

**Knobbe** asked if there were any reasons the Final Plat has relatively long, narrow lots. **Huey** responded that lots are only restricted to being no more than three (3) times as deep as they are wide, and that the site offered few alternatives for different configurations.

**Chairman Lloyd** welcomed the Commission to act. **Knobbe moved to approve the Final Plat of Kauth's 3<sup>rd</sup> Addition. Seconded by Scheibe. Vote: All Ayes (5-0).**

4. **Final Plat Review:** **Chairman Lloyd** called on staff to review the Final Plat of a proposed Major Subdivision in Section 14 of LeClaire Township to be named Mt. Carmel Addition. **Huey** first explained that the subdivision, though only four (4) development lots, was considered a Major Subdivision due to the need for an access road. **Huey** described the rezoning proceedings for the 15-acre parcel as well as the Preliminary Plat review in 2014. **Huey** displayed aerial images and site photos of the vicinity and property, noting the adjacent Olathea golf course, Agricultural-General and Residential Single-Family zoning nearby, the steep topography, proposed cul-de-sac, and visibility on Great River Road. **Huey** then displayed an image of the Final Plat, pointing out the inclusion of some setback restrictions, which he expressed preference against since setbacks are a function of zoning and not typically dictated by a plat. **Huey** stated that the applicants had 60 days to bring the Final Plat before the Board of Supervisors, and that a surety for the construction of the road would need to be provided if the applicants plan on recording the plat before construction is complete.

**Chairman Lloyd** asked the Commission if there were any questions or comments. **Portes** asked for more about what is located near the proposed development. **Huey** described the adjacent subdivisions, the proximity to both Princeton and LeClaire, zoning nearby, and development trends in the area between Princeton and LeClaire.

**Chairman Lloyd** asked to re-review one of the aerial photographs, and asked if there were single-family dwellings to the Southeast of the proposed subdivision. **Huey** responded that the area he's referring to appears to have two single-family dwellings. **Chairman Lloyd** asked if the development would have access off US Highway 67/Great River Road, which **Huey** responded yes and stated he was glad the access road would serve four (4) development lots instead of a single lot.

**Chairman Lloyd** welcomed the applicant to speak. **Christie Schilling** formally requested the Commission's approval of the Final Plat.



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**Chairman Lloyd** asked whether the cul-de-sac would be named, which **Huey** responded yes, 231<sup>st</sup> Street Court.

**Chairman Lloyd** welcomed the members of the public to speak. **Greg McConoughey** (Bettendorf, IA) expressed his desire to purchase one of the lots in Mt. Carmel Addition and asked for clarification on the setbacks shown on the plat. **Huey** described setbacks as they relate to specific zoning districts and specific sites, and reiterated that whatever setbacks are shown on the recorded plat are the setbacks that will apply.

**Chairman Lloyd** asked Huey for his recommendation, which was to approve the Final Plat with two conditions: That a surety for the construction of the road be provided if the applicants plan on recording the plat before construction is complete; and that the City of Princeton approve the Final Plat.

**Chairman Lloyd** asked the Commission if there were any additional questions. **Knobbe** asked if the Final Plat would need to be revised if Lots 3 and 4 were to decide to create a shared driveway, which **Huey** responded no, that would be a private civil matter.

**Chairman Lloyd** welcomed the Commission to act. **Knobbe moved to approve the Final Plat of Mt. Carmel Addition. Seconded by Portes. Vote: All Ayes (5-0).**

5. **Rezoning Public Hearing: Chairman Lloyd** called on staff to review a rezoning request from the Greater Davenport Redevelopment Corporation (GDRC) to rezone a 7.5 acre portion of a parcel in Section 27 of Sheridan Township from Agricultural-General to Commercial-Light Industrial. **Huey** explained the unique circumstances surrounding the industrial development in this area of the County, in which Davenport is working to annex property in a way that's cohesive with State law, leaving the County to rezone portions still within its jurisdiction to accommodate the ongoing development. Huey described the general area and the property's proximity to rail, other industry, roads, and the Davenport Municipal Airport. **Huey** acknowledged that the property is comprised of prime farmland. However, the site is right on the boundary of existing/ongoing development as well as on the boundary of Davenport city limits, which is exactly where the County's Land Use Policies suggest development should happen.

**Chairman Lloyd** welcomed the applicant to speak. **Tim Wilkinson** formally asked the Commission for a favorable recommendation. **Chairman Lloyd** opened the public hearing. No members of the public spoke for or against the request.

**Chairman Lloyd** asked Huey for his recommendation, which was to recommend approval to the Board of Supervisors based on the request's compliance with a preponderance of the criteria of the County's Revised Land Use Policies. **Chairman Lloyd** asked if the property in question would be annexed by the City of Davenport in the future, which Huey responded yes.

**Chairman Lloyd** welcomed the Commission to act. **Knobbe moved to recommend approval of the rezoning request to the Board of Supervisors. Seconded by Portes. Vote: All Ayes (5-0).**



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6. **Other Business:** Huey proposed October 4, 2016 7:00 P.M. for a joint meeting date between the Commission, the Zoning Board of Adjustment, and the Board of Supervisors.
  
7. **Adjournment:** With no further public comments and no other business to discuss, Chairman Lloyd adjourned the meeting at 7:40 P.M.