



**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
Tuesday, February 7, 2017  
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, Lynn Gibson, Daniel Portes, Carolyn Scheibe, Hans Schneklath

**MEMBERS ABSENT:** None

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

**OTHERS PRESENT:** Tony Knobbe, Scott County Supervisor  
One (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 October 18, 2016 meeting minutes. **Portes made a motion to approve. Seconded by Scheibe. Vote: All Ayes (5-0)**
3. **Rezoning Public Hearing:** Chairman Lloyd called on staff to review a rezoning request from Greater Davenport Redevelopment Corporation (GDRC) to rezone Scott County Parcel #932735005, a 7.5-acre tract more or less, legally described as Part of the NE ¼ of the SW ¼ of Section 27, Township 79 North, Range 3 East of the 5th Principal Meridian (Sheridan Township) from "Agricultural General (A-G)" to "Commercial-Light Industrial (C-2)."

**Sabat** presented aerial maps, explaining 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. **Sabat** described the general area and the property's proximity to rail, other industry, roads, and the Davenport Municipal Airport. **Sabat** acknowledged that the property is



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comprised of prime farmland. However, the site is adjacent to 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 take place.

**Chairman Lloyd** asked how much developable space was still available in the Eastern Iowa Industrial Center (EIIIC). **Huey** responded that the EIIIC still had a number of parcels available, though most of the spaces are not as large as what has been occupied recently by Kraft-Heinz and Sterilite.

**Chairman Lloyd** opened the public hearing, which no members of the public spoke in favor or against the request. **Chairman Lloyd** asked if Huey wanted to speak on behalf of the request, to which **Huey** reiterated the language stated on the rezoning petition submitted by the GDRC: that the rezoning would further the positive economic development of Scott County and would ensure the orderly and efficient industrial growth of Scott County in cooperation with the City of Davenport to help promote and encourage a diverse regional economy.

With no further comments from the public, **Chairman Lloyd** closed the public hearing and asked for staff's recommendation, which **Sabat** responded 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.

**Gibson made a motion to recommend approval. Seconded by Scheibe. Vote: All Ayes (5-0)**

- 4. Discussion of the Planning and Zoning Commission initiating a thorough review of the current Future Land Use Map for Unincorporated Scott County:** **Chairman Lloyd** welcomed staff to describe how and why to begin the review of the current Future Land Use map. **Huey** stated that while he felt that nothing was broken with the current map, the fact nearly twenty years has passed since its adoption presents cause for review, and went on to display aerial maps of development trends throughout the county. **Huey** noted that the current map reflects an emphasis on retaining "Agricultural-Preservation (A-P)" zoning/land use, which has been and will be an emphasis of planning in Scott County regardless of any revisions deemed appropriate.

**Huey** described the original intent of designating areas adjacent to incorporated cities A-G, which was to show that those areas would be most appropriate for rezoning and future development. However, the County's Land Use Policies encourage development to take place within cities, and therefore it may be more appropriate to re-designate those areas A-P with the expectation that any future development would incorporate with the



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closest city. This and any proposed modification, **Huey** said, would be best to explore with public input and suggested that the Commission incorporate work sessions into their agendas for the coming months.

**Chairman Lloyd** expressed his preference for the Commission and the public to carefully collaborate as commissioners and residents see fit, as opposed to systematically reviewing the County township by township. **Scheibe** and **Gibson** both said they would prefer to wait for the new commissioners to be appointed and present before beginning any work sessions.

**Portes** made a motion to direct staff to aid the Commission in a thorough review of the current Future Land Use Map by incorporating work sessions on the agendas of the first meetings of the coming months. Seconded by Schneklath. Vote: All Ayes (5-0)

5. **Adjournment:** With no further comments and no other business to discuss, Chairman Lloyd adjourned the meeting at 7:47 P.M.