



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, April 18, 2017
7:00 P.M.**

MEETING MINUTES

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

MEMBERS PRESENT: Clayton Lloyd, Easton Armstrong, Lynn Gibson, Joan Maxwell,
Daniel Portes, Carolyn Scheibe, Hans Schnekloth

MEMBERS ABSENT: None

STAFF PRESENT: Timothy Huey, Planning & Development Director
Alan Sabat, Planning & Development Specialist
Angela Kersten, Assistant County Engineer

OTHERS PRESENT: Jim Hass, Valley Construction Representative (Item 4)
Calisse McPherson, J+M Civil Design Representative (Item 4)
Rob Fick, Dexter Acres LC Representative (Item 5)
Diane Holst, Scott County Supervisor
Approximately 18 members of the public

1. **Call to Order: Chairman Lloyd** called the meeting to order at 7:00 P.M.
2. **Minutes:** Consideration of March 7, 2017 meeting minutes. **Gibson made a motion to approve. Seconded by Schnekloth. Vote: All Ayes (7-0)**
3. **Election of 2017 Officers: Portes made a motion to nominate Lloyd for 2017 Chair. Seconded by Gibson. Vote: All Ayes (7-0)**

Scheibe made a motion to nominate Gibson for 2017 Vice-Chair. Seconded by Portes. Vote: All Ayes (7-0)
4. **Public Hearing – Preliminary Plat:** Before the item was announced, **Armstrong** stated his intent to recuse himself from discussions and final vote for the Preliminary Plat to avoid the appearance of a conflict of interest. **Lloyd** accepted his recusal and welcomed staff to present the case.



**Planning & Development
Scott County, Iowa**

Timothy Huey, Director

Email: planning@scottcountyiowa.com
Office: (563) 326-8643
Fax: (563) 326-8257

Administrative Center
600 West Fourth Street
Davenport, Iowa 52801-1106

Huey began by stating that the name for the Preliminary Plat, “Valley Park View Subdivision,” was objectionable to the Park View Owners’ Association, but that it was just a working name that would be finalized at the Final Plat stage. **Huey** displayed aerial location maps, site photos, and the preliminary plat, describing the property’s history as a residentially-zoned parcel that has remained in agricultural production despite the development of Park View and surrounding subdivisions. **Huey** explained the stormwater drainage on the site as it is and the drainage requirements the developer would have to adhere to once construction starts. **Huey** then described the subdivision road network explaining the limitations roadway easements would place on the smaller properties regarding the building envelopes for principal and accessory structures. **Huey** noted that, while the Notice of Public Hearing said the applicants were requested an exception to the required open space requirements, the plat actually exceeds the open space requirements given the internal walking trail system easement and designated park area. **Huey** explained the exception that was requested regarding the reduced road right-of-way combined with adjacent utility easements, saying it was a strategy that would effectively reduce front-yard setbacks for the lots which would benefit the smaller lots especially. Given the lesser setbacks within Park View, **Huey** said he felt such proposal would be a nice transition between Park View and the surrounding non-Park View subdivisions with standard setbacks. In regards to wastewater disposal and water supply, **Huey** explained that the subdivision regulations would require this particular site to have a common wastewater system and common water supply, which would most easily be accomplished by utilizing Park View’s services. These were additional exceptions requested by the applicants since the proposal implied that private, individual wastewater disposal systems/septic systems and private, individual or grouped water supply systems/wells would be used instead. **Huey** described the concerns expressed by the County Health Department and Bi-State Regional Commission regarding those proposed exceptions, and the guidance from the reviews both entities provided. **Huey** stated that the plat is subject to review by the City of Long Grove given its proximity to its city limits, but that its consent/approval isn’t required until the Final Plat.

Chairman Lloyd welcomed the applicant to respond. **Jim Hass** explained the months-long review and revision process the plat had undergone up until the hearing, saying he feels the proposal is appropriate in terms of zoning, surrounding land use, and compliance with the Zoning Ordinance. **Hass** described in detail the attempts to find a solution to utilize Park View’s water and wastewater services, but through soil and cost analysis, it was found to be impractical to do so. **Hass** stated he felt he agreed with staff’s review, but noted his desire for the County to agree to maintain the internal road network.

Chairman Lloyd opened the public hearing.



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Randy Tuftee (18133 273rd Street) described the current stormwater drainage issues he's aware of in the Baughman Heights 3rd, 4th, and 5th Additions to the east of the proposed development. **Rebecca Andresen** (27152 183rd Avenue) also expressed her concerns about stormwater issues becoming worse after development, as well as her concerns about the high number of lots and navigation issues within the subdivision for emergency vehicles like firetrucks. **William Duncan** (18360 272nd Street) read excerpts from the Comprehensive Plan and Subdivision Regulations that he felt provided reason to deny the request, and described the septic system challenges he faces on his property nearby. **Sylvia Larssen** (18250 270th Street) described the privately-maintained roads within the Baughman Heights Additions, and her concerns about maintenance and emergency access if the roads within the proposed plat were not accepted into the County's system. **Judy Ward** (18145 273rd Street) voiced concern about potential stormwater issues and the proposed shared drive along the northern boundary of the proposed plat. **Calisse McPherson** and **Huey** explained the concept of stormwater detention ponds and how they would alleviate potential stormwater issues. **Dave King** (44 Park View Drive) stated that Park View's water and sewer systems are at about half capacity with room for growth. **Dave Meyer** (4111 East 60th Street, Verbeke-Meyer Consulting Engineers, City Engineer for the City of Long Grove) stated that the City of Long Grove's Planning and Zoning Commission would prefer the proposed plat comply with the City's subdivision regulations.

Chairman Lloyd closed the public hearing and welcomed the Commission to respond.

Portes stated he felt the installation of adequate and compliant septic systems was his biggest concern given the Health Department's and Bi-State's analysis. **Huey** responded that the Health Department had concerns about the appropriateness of the soil types after reviewing a soil analysis conducted for the developer. **Huey** said he didn't get the sense it would be impossible to install adequate or compliant septic systems, but it was more of a question of cost born by either the developer or the eventual property owners. **Portes** asked whether larger lots would mitigate the issue, which **Huey** responded they could if they were sized correctly.

Portes asked whether staff saw any problems with the road configuration and lot layout in regards to emergency access, which **Huey** responded that the proposed hammerhead-turnaround and shared driveways could be problematic but that similar situations exist elsewhere in the County. **Portes** asked whether there were proposed fire hydrants, which **Huey** responded there were not.

Maxwell asked whether the County required septic systems to be re-inspected with transfer of ownership, which **Huey** responded yes. Given the expense of installing and



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repairing wells, **Maxwell** asked who would bear the cost of doing so with changes in ownership overtime. **Huey** said covenants would address such situations.

Scheibe asked to confirm that no septic systems would be allowed with the roadway or utility easements, but would be allowed within the building setbacks, which **Huey** responded the systems could encroach into the building setbacks but not the easements. **Scheibe** asked whether new development lots needed room for one or two septic systems, which **Huey** responded room for two systems was required.

Scheibe expressed her concern about the double- and triple-frontage lots along Scott Park Road and 270th Street, suggesting that the plat should note that no lots are to be accessed directly from either road. **Huey** said he felt that would be assumed, but not included in the notes on the plat.

Chairman Lloyd asked for clarification on the proposed walking trail. **Hass** responded that an easement would be dedicated, it would be chipped surface, and would have covenants for its maintenance. **Huey** reiterated that the trail would be built within an easement, not in a separate outlot. **Chairman Lloyd** asked if the trail would be considered a private amenity, which **Huey** responded it would be a trail maintained by the homeowners and accessible by the street, but he would consider it private recreation.

Gibson asked McPherson to further explain the stormwater management plans given the concerns expressed by the public in attendance, which **McPherson** did. **Gibson** asked for clarification on the Health Department's assessment that the subdivision should not utilize only sand filters for wastewater. **Hass** said sand filters would work for the lots with slopes, but would not work for every lot in the subdivision. **Huey** added that the smaller lots would likely limit house, and thus septic system, sizes. **Gibson** stated her hesitance in approving a subdivision with such small lots given many would require variance petitions to be heard by the Zoning Board of Adjustment. **Hass** responded that they've tried to adjust lot sizes and placement to avoid that.

Scheibe asked whether there would be room on all lots for two septic systems, which **Hass** responded he hoped so.

Gibson asked **Hass** to confirm that he felt all conditions of approval suggested by staff were workable except the absence of a commitment by the County to accept the road network. **Hass** responded that Valley Construction hoped the County would accept them. He added that he felt the smaller roadway widths would likely be better than typical new roads in terms of runoff.



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Schnekloth said he understood that smaller roads may be better for runoff volume, but that he didn't view the water and sewer difficulties as being a hardship for the developer to request an exception to the Subdivision Regulations. **Gibson** asked how the configuration would change if Park View handled the water and wastewater. **Hass** responded that he wasn't sure given the give-and-takes with meeting the Zoning Ordinance regulations and Subdivision Regulations. **Schnekloth** asked whether Hass had estimates on the cost differences of implementing the different water/wastewater system combinations suggested. **Hass** placed a gravity sewer-Park View water supply combination at \$27,000 per lot, a lift station-Park View water supply at \$24-25,000 per lot, and private septic and well systems at \$18,000 per lot.

Portes asked Hass how he would respond if the Commission asked for lots to be removed from the plat, which **Hass** responded would not work.

Scheibe made a motion to amend the proposed conditions of approval to include a restriction that would prohibit the lots with frontages along Scott Park Road and 270th Street to install driveways on the two thoroughfares. Seconded by **Gibson**.

Vote (amend the proposed conditions of approval): 6-0, All Ayes.

Chairman Lloyd asked to confirm whether the developer would need to change the name given the Park View Owners' Association's comments. **Huey** said they would have a new name for the Final Plat.

Portes said he felt uncomfortable voting on the request due to lingering questions regarding the septic systems and made a motion to table the request until the May 2nd meeting. Seconded by **Schnekloth**.

Vote (table Preliminary Plat request until the May 2nd Planning and Zoning Commission meeting): 5-1, Gibson Dissenting & Armstrong abstaining

5. **Public Hearing – Final Plat:** **Chairman Lloyd** summarized the petition for the Final Plat and welcomed staff to present the case.

Huey described the most recent developments in Park View, the proposed Final Plat of Dexter Acres 7th Addition being the final phase of the Preliminary Plat known as Dexter Acres II. **Huey** displayed aerial location maps, site photos, and the plat, and went through each condition of approval set forth with the approval of the Preliminary Plat and the



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Final Plat's compliance with each. **Huey** noted that staff would prefer either the proposed Cait Court or Cait Drive be renamed to avoid navigational confusion.

Rob Fick formally stated his request for approval of the Final Plat.

Scheibe asked if the lot designated Outlot A was a stormwater detention area, which **Fick** responded it was. **Dave Meyer** stated that Cait Court would be renamed.

Chairman Lloyd opened the public hearing and, having no public comment, closed the public hearing and asked for staff's recommendation. **Huey** stated staff's recommendation to approve the Final Plat with the condition that the surety for the road and utility improvements be posted prior to approval by the Board of Supervisors and that the Park View Water Company and the Sanitary District approve the sewer and water system plans.

Scheibe made a motion to approve the Final Plat with the conditions outlined by staff. Seconded by **Portes**.

Vote (recommend approval of the Final Plat request of Dexter Acres 7th Addition with conditions): 7-0, All Ayes

6. **Adjournment: With no further comments and no other business to discuss, Chairman Lloyd adjourned the meeting at 9:05 P.M.**