



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, August 15, 2017
7:00 P.M.**

MEETING MINUTES

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

MEMBERS PRESENT: Easton Armstrong, Lynn Gibson, Joan Maxwell, Carolyn Scheibe, Hans Schnekloth

MEMBERS ABSENT: Clayton Lloyd, Daniel Portes

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

OTHERS PRESENT: Jens Baker, Venwoods Estates Fourth Addition Representative
Ben Boeding, Boeding Subdivision Applicant
Diane Holst, Scott County Supervisor
Approximately 14 members of the public

1. **Call to Order:** **Vice Chair Gibson** called the meeting to order at 7:00 P.M.
2. **Minutes:** Consideration of June 6, 2017 meeting minutes. **Maxwell made a motion to approve. Seconded by Armstrong. Vote: 5-0, All Ayes**
3. **Preliminary Plat:** **Vice Chair Gibson** introduced the request of Pete Stopulos for a six-lot major subdivision known as Venwoods Estates Fourth Addition and asked for staff's review. **Huey** described the previous Venwoods Estates additions and changes over time, explaining that the site was platted previously as a single residential development lot. **Huey** displayed aerial images and the zoning map, and added that the site was shown as appropriate for residential development on the Future Land Use Map. **Huey** discussed different elements of the proposed plat, including the lot layout, cul-de-sac, greenspace provided, stormwater management plans, water supply, wastewater disposal, and the City of Bettendorf's extraterritorial review right.

Vice Chair Gibson welcomed the applicant or a representative of the applicant to respond. **Jens Baker** (19148 247th Avenue), representing the deed holder of the tract 321 Partners LLC, said Lot 36 of Venwoods Estates was always planned to have five or six houses; that



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he lives in Venwoods Estates, is part of the Homeowners' Association, and supports the development; and that the Homeowners' Association had discussed the use of Outlot B of Venwoods Estates for stormwater drainage.

Vice Chair Gibson opened the public hearing.

Charles Leibrandt (19156 246th Avenue), Venwoods Estates Homeowners' Association president, said Lot 36 was planned for five houses, but that the sixth wouldn't be too big of an issue. **Leibrandt** said he had concerns about the drainage easement between Lots 4 and 5 of the proposed development, and that he wanted an erosion barrier installed at the drainage outlet. He also said he believed the new addition of Venwoods should have its own Homeowners' Association and that it should split the cost for the maintenance of the Outlot with Venwoods Estates Homeowners' Association, but that he supports approval of the proposal.

Sarah Bartholomew (19070 Wells Ferry Road) said she wanted to know who would be responsible for maintaining the strip of land between the proposed cul-de-sac and the adjacent access lane she uses that runs parallel, and that she was concerned that snow removal would worsen the snow drifts she currently experiences on the lane. **Huey** and **Baker** said they felt the addition of houses and other structures as well as the snow piles created by snow plows may actually improve the drifting snow situation.

Ben Taylor (19070 Wells Ferry Road) asked whether the existing detention pond was able to handle the additional house, which **Baker** said yes, and **Huey** described the Subdivision Regulations addressing stormwater management.

Bartholomew expressed concern about the volume of stormwater, and asked what would happen to the easement she owns and uses if the parcel to the East of the proposed development were to develop. **Huey** said the owner of that strip of land would be the controlling factor as to what would happen.

With no further comments from the public, **Vice Chair Gibson** closed the public hearing and asked for staff's recommendation. **Huey** said staff recommended approval with five conditions: That documentation be submitted of the approval for this development to use Outlot B of Venwoods Estates 3rd Addition for stormwater generated from this property; the proposed wastewater treatment facilities meet Health Department requirements; the private covenants include provision for private road and common open space maintenance; the County Engineer review and approve all street construction plans prior to construction; and that the subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.



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Vice Chair Gibson welcomed the Commission to respond. **Scheibe** suggested, given Leibrandt's concerns about erosion at the drainage outlet West of Lots 4 and 5, that an additional condition be added to address it: that an erosion mitigation measure such as riprap be installed at the stormwater drainage outlet that exits West of Lots 4 and 5. **Gibson** asked Huey to confirm that the first condition recommended by staff would be an agreement in the form of written documentation, which **Huey** responded he would seek written documentation that expresses the agreement. **Schnekloth** asked whether the agreement would address combining the existing Homeowners' Association with the Association for the proposed fourth addition, which **Huey** said would be a separate agreement which would be at the Associations' mutual discretion. **Schnekloth** asked if there were any provisions in place to prevent County-run snow removal from blocking private lanes with snow, which **Huey** said he could not speak to. **Gibson** asked Baker and Leibrandt to confirm adequate capacity of the existing detention pond (Outlot B, Venwoods 3rd Addition), which they did. **Gibson** also asked whether the proposed cul-de-sac should be anticipated to be public or private, which Huey said the Commission should assume it will be private since it's not clear whether the Board of Supervisors will accept it into its inventory.

Scheibe made a motion to recommend approval of the Preliminary Plat request with the conditions outlined by staff plus the additional condition regarding an erosion mitigation measure at the stormwater drainage outlet. **Seconded by Schnekloth.**

**Vote (recommend approval of Preliminary Plat request with conditions): 5-0,
All Ayes**

4. **Sketch Plan/Final Plat:** **Vice Chair Gibson** introduced the request of Ben Boeding for a minor subdivision known as Boeding Subdivision and asked for staff's review. **Huey** explained that since the request was for a minor subdivision with four or fewer lots without the addition of new roads, the Commission is able to review it as a sketch plan and final plat in one hearing. **Huey** displayed aerial maps, site photos, and the zoning map, and explained that the applicant was seeking the subdivision so the proposed lots, which are intended for confined animal feeding operations, could be under separate ownership. **Huey** noted that subdivisions in A-P zoning districts are very rare.

Vice Chair Gibson welcomed the applicant to respond. **Ben Boeding** (26405 240th Avenue) said he had nothing to add. **Gibson** opened the public hearing. With no comments from members of the public, **Gibson** closed the public hearing and asked for staff's recommendation. **Huey** said staff's recommended condition with approval (that the plat be amended to show an access easement extended across Lot 1 to Lot 2) had been met



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with a revised plat submitted earlier in the day, so staff recommended approval without additional conditions.

Armstrong made a motion to recommend approval of the Sketch Plan/Final Plat request. **Seconded by Scheibe.**

Vote (recommend approval of Sketch Plan/Final Plat request): 5-0, All Ayes

5. **Future Land Use Map review and update work session:** Huey discussed the Future Land Use Map's history and its place in effective zoning administration, saying he didn't feel the current map needed a major overhaul but that there were areas for improvement, namely clarification about the Future Land Use designations for areas near incorporated cities (that creating a designation "To Be Annexed" would be more appropriate than designating those areas as "Agricultural-Preservation (A-P)") and opportunities to remove certain areas designated as future areas for development. Huey said he'd like staff to prepare a draft map for discussion to bring to the Commission for review. Once that map is a finalized working draft, the Commission would hold public meetings for input, revise again if necessary, and then bring the proposed map before the Planning and Zoning Commission for a recommendation to forward to the Board of Supervisors.
6. **Adjournment:** With no further comments and no other business to discuss, Vice Chair Gibson adjourned the meeting at 8:36 P.M.