



**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
Tuesday, September 5, 2017  
7:00 P.M.**

**MEETING MINUTES**

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

<b>MEMBERS PRESENT:</b>	Clayton Lloyd, Lynn Gibson, Joan Maxwell, Daniel Portes, Hans Schnekloth
<b>MEMBERS ABSENT:</b>	Easton Armstrong, Carolyn Scheibe
<b>STAFF PRESENT:</b>	Timothy Huey, Planning & Development Director Alan Sabat, Planning & Development Specialist
<b>OTHERS PRESENT:</b>	Bob Madden, Point Properties LLC representative Two members of the public

1. **Call to Order:** Chairman Lloyd called the meeting to order at 7:00 P.M.
2. **Minutes:** Consideration of August 15, 2017 meeting minutes. **Maxwell made a motion to approve. Seconded by Gibson. Vote: 5-0, All Ayes**
3. **Rezoning:** Chairman Lloyd introduced the request of Point Properties LLC to rezone property at 15720 110th Street from "Residential Single-Family (R-1)" to "Commercial-Light Industrial (C-2)" and asked for staff's review. **Huey** explained that the adjacent business that intends to expand its operations onto the subject property, Ryan & Associates, had a long history in unincorporated Scott County and had been before the Planning and Zoning Commission at numerous points of expansion in the past.

**Huey** went through the rezoning criteria as defined in the adopted Land Use Policies: The request reasonably complies with the Future Land Use Map given the subject property is adjacent to an existing C-2 district as well as an area shown as appropriate for future commercial development. The subject property is a farmstead that is not in production, and therefore on marginal agricultural land. The subject property has access to 110<sup>th</sup> Avenue, a paved County road. The property is served by Iowa American Water mains and would require an onsite septic system for waste water, but the demand for both would be limited given the intended use as a storage area. The request would be



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an expansion of an existing commercial area and thus not encourage sprawl. The intended use as a storage area would likely not increase traffic to disrupt any existing agricultural activities. The environmental resources are stable with generally flat topography and no floodway or floodplain nearby. The proposed development would need to be sufficiently buffered as required by the Zoning Ordinance, but a site plan review is not required. The applicant initiated the request due to a need for more outdoor storage.

**Chairman Lloyd** welcomed the Commission to respond. **Portes** asked whether the farmstead on the subject property was occupied, which **Huey** responded it wasn't. **Gibson** asked whether Point Properties LLC owned the subject property which **Bob Madden**, representative for Point Properties LLC, responded it did.

**Chairman Lloyd** welcomed Madden to respond to staff's review, which **Madden** said he had nothing further to add.

**Chairman Lloyd** opened the public hearing. **David Oberbroekling** (3702 Wisconsin Avenue, deed holder of Parcel #822623009, adjacent to subject property) and his spouse were in attendance out of curiosity, and stated their support for the proposal because the existing farmstead on the subject property was an eyesore.

**Chairman Lloyd** brought attention to Harmony Hills Estates, the residential subdivision to the south of the subject property, expressing concern about the Commission allowing development to encroach further southward. **Huey** responded that it was certainly a possibility that another addition of Harmony Hills could develop to the north of the existing addition

**Chairman Lloyd** asked for staff's recommendation, which **Huey** said was to recommend approval of the rezoning to the Board of Supervisors.

**Portes made a motion** to recommend approval to the Board of Supervisors. **Seconded by Schneklath.**

**Vote (recommend approval of Rezoning request): 5-0, All Ayes**

4. **Adjournment:** With no further comments and no other business to discuss, Chairman Lloyd adjourned the meeting at 7:22 P.M.