



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, September 19, 2017
7:00 P.M.**

MEETING MINUTES

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

MEMBERS PRESENT:	Easton Armstrong, Joan Maxwell, Daniel Portes, Carolyn Scheibe, Hans Schnekloth
MEMBERS ABSENT:	Lynn Gibson, Clayton Lloyd
STAFF PRESENT:	Timothy Huey, Planning & Development Director Alan Sabat, Planning & Development Specialist
OTHERS PRESENT:	Leslie Miller, Ruby's Highway 61 Family Diner One member of the public

1. **Call to Order: Commissioner Scheibe** called the meeting to order at 7:00 P.M.
2. **Minutes:** Consideration of September 5, 2017 meeting minutes. **Portes made a motion to approve. Seconded by Maxwell. Vote: 5-0, All Ayes**
3. **Site Plan Review: Commissioner Scheibe** introduced the request of Leslie Miller to expand a restaurant/bar business to allow outdoor seating and asked for staff's review. **Huey** explained that although the location operated as a bar/restaurant in the past, the addition of outdoor seating and service was an expanded use of the site and thus appropriate for the Commission to review a site plan. **Huey** displayed location maps, site photos, and the site plan submitted by the applicant. **Huey** noted that the seating area would be fenced and that substantial barriers would be placed between the fence and the 112th Avenue roadway. **Huey** explained that there is always risk associated with outdoor seating near parking lots and roadways, which was the concern forwarded by the Assistant County Engineer, but there are endless examples of outdoor seating in urban settings that experience much higher traffic levels than 112th Avenue.

Commissioner Scheibe welcomed the applicant to respond, which **Miller** said he had nothing to add.



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Commissioner Scheibe welcomed any members of the public that wished to speak to do so. **Kevin Howell** (14020 113th Avenue) said that the applicant had done a terrific job remodeling the building and he fully supported approval of the request.

Commissioner Scheibe asked for staff's recommendation. **Huey** stated staff recommended approval with the following conditions: That all building and health code requirements be continually met; The parking and circulation areas be hard surfaced in accordance with the County Engineer's requirements within one paving season of the occupancy of the building; That all access to the outdoor seating area be from the main building; and that the outdoor seating area be protected from adjacent vehicular traffic by a substantial barrier.

Commissioner Scheibe asked the applicant if he had any comments or questions. **Miller** asked whether there was a height requirement for the proposed fence, which **Huey** said it would be limited to 3 ½ feet in height.

Portes made a motion to approve the site plan with the conditions recommended by staff. **Seconded by Armstrong.**

Vote (approval of Site Plan to allow outdoor seating with conditions): 5-0, All Ayes

4. **Adjournment:** With no further comments and no other business to discuss, **Commissioner Scheibe adjourned the meeting at 7:12 P.M.**