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**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, October 3, 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

OTHERS PRESENT: Joseph and Lori Cawiezell, applicants
Mark Geist, applicant
Diane Holst, Scott County Supervisor
Seven (7) members of the public

1. **Call to Order:** Chairman Lloyd called the meeting to order at 7:00 P.M.
2. **Minutes:** Consideration of September 19, 2017 meeting minutes. **Scheibe made a motion to approve. Seconded by Gibson. Vote: 6-0, All Ayes** Commissioner Schnekloth arrived after the vote.
3. **Rezoning:** Chairman Lloyd introduced the request of Joseph and Lora Cawiezell to rezone property at 25820 162nd Avenue from "Agricultural-Preservation (A-P)" to "Agricultural-General (A-G)," and asked for staff's review. **Huey** described the existing property as a farmstead split with a legal conforming residence with no option to subdivide for further residential development: Since the request was initiated to split the property in order to create a second development lot, the property would need to be rezoned from A-P to A-G and subsequently rezoned from A-G to "Residential Single Family (R-1)." Huey displayed aerial maps and site photos, explaining that while the property was close to the city limits of Long Grove, it was not adjacent and thus annexation was not an option. Regarding the County's land use policies: The Future Land Use Map does not anticipate change in land use for the property, so staff would recommend an amendment to the map if this request were approved assuming R-1 was the eventual goal for zoning



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designation; The property is not currently in agricultural production, and therefore development would not disturb prime farmland; The property has access to 162nd Avenue, a paved County road; The property is served by private well and septic; Since the property is not adjacent to residential development, it would appear to encourage sprawl; The environmental resources are stable in the vicinity; And the request would appear to go contrary to the policy that limits incursion into farm operations.

Chairman Lloyd welcomed the applicants to respond.

Lori Cawiezell explained that her and her husband currently live on the property and that they've focused on preserving the tree line and restoring the prairie to the north of the residence. **Cawiezell** said they intended to build a new house to the west of the existing residence, which would not take prime farmland out of production since their property has not been farmed for at least 35 years. **Cawiezell** said they did not intend to place the new house directly on 162nd Avenue.

Gibson asked whether the applicants owned the adjacent farmstead to the north of the subject property. **Lori Cawiezell** responded that they didn't, but they had an agreement with the owners to adjust the boundary lines should the property be rezoned to increase the size of the new development lot.

Portes asked the applicants what their occupations were, which **Joseph Cawiezell** responded was carpentry. **Portes** asked whether they were involved in farming, which they responded they weren't.

Maxwell asked to confirm that the applicants intended to build a new house behind the existing house and sell the existing house, which the applicants said that was the plan, though they didn't have a time frame in mind. They said they thought Long Grove may be interested in eventually annexing.

Chairman Lloyd asked whether the existing house was the original farmhouse for the adjacent farm parcel, which the applicants responded it was. **Lloyd** asked whether the house would have been considered agriculturally exempt when it was built, which **Huey** responded it would have.

Gibson asked whether the neighboring property owners to the north had any objections, which the applicants responded they didn't.

Portes asked whether the applicants had discussed their intentions with all neighboring property owners, which the applicants responded they did.



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Chairman Lloyd opened the public hearing, which no members of the public spoke for or against the request. **Lloyd** asked for staff's recommendation.

Huey said staff has been consistent when advising residents with similar proposals to subdivide A-P land for residential use, advising that approval is unlikely given the County Land Use Policies, and that most proposals are never submitted to the Commission for consideration. As such, **Huey** said staff recommended denial of the request.

Chairman Lloyd welcomed the Commission to respond. **Portes, Scheibe, and Maxwell** said they had concerns about the precedent approving this request would set. **Chairman Lloyd** said he felt A-P districts were not just about preserving prime soils, but preserving agricultural character as well.

Scheibe made a motion to deny the request in accordance with staff's recommendation. Seconded by Portes. Vote: 6-1, Gibson dissenting.

4. **Site Plan Review:** **Chairman Lloyd** introduced the request of Ryan & Associates for the change in use of an existing commercial property located at 13813 110th Avenue, and asked for staff's review. **Huey** explained that the applicants intended to convert what used to be a dog grooming business into business offices. **Huey** displayed aerial images of the property as well as the site plan submitted by the applicants. **Huey** said staff recommended approval of the site plan with two conditions: That all building and health code requirements be continually met; and that 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, which Huey said the applicants were agreeable to.

Chairman Lloyd welcomed the public to respond, which no members of the public did. **Chairman Lloyd** welcomed the Commission to respond, which no members did.

Portes made a motion to approve the request in accordance with staff's recommendation. Seconded by Schneklath. Vote: 7-0, All Ayes.

5. **Final Plat, Minor Subdivision:** **Chairman Lloyd** introduced the request submitted by Verbeke-Meyer Consulting Engineers on behalf of Mark Geist for final plat approval of a re-plat of Outlot A, Lot 1, and Lot 4 of Geist's Second Addition to be known as Geist's Third Addition and asked for staff's review. **Huey** explained that the applicant intended to facilitate development of a vacant lot by removing a roadway easement and



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reconfiguring the lot boundaries. **Huey** displayed aerial and zoning maps and site photos of the property and paused for public comment.

Mike Peterson (18182 247th Avenue) said he had no concerns about the request and was in favor of approval. **Bryan Brockhouse** (18344 Spencer Road) said he had concerns about how many houses were being proposed because the wells in the neighborhood were running dry. He was also concerned that access easements would be changed, but said the hearing had alleviated his concerns. **Ron Cline** (24630 184th Street Place) said he had no objections whatsoever.

With no further comments from the public, **Chairman Lloyd** asked for staff's recommendation. **Huey** said staff recommended approval since the reconfigured lot already had a development right and the request was just to reconfigure the lot boundaries.

Maxwell made a motion to approve the request in accordance with staff's recommendation. Seconded by Armstrong. Vote: 7-0, All Ayes.

6. **Adjournment: With no further comments and no other business to discuss, Chairman Lloyd adjourned the meeting at 7:48 P.M.**