



**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
Tuesday, January 16, 2018  
7:00 P.M.**

**MEETING MINUTES**

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

**MEMBERS PRESENT:** Clayton Lloyd, Easton Armstrong, Joan Maxwell, Daniel Portes, Carolyn Scheibe, Hans Schneklath

**MEMBERS ABSENT:** Lynn Gibson

**STAFF PRESENT:** Timothy Huey, Planning & Development Director

**OTHERS PRESENT:** Tami Wilcox, Shive-Hattery Architecture-Engineering  
Diane Holst, Scott County Supervisor  
Approximately 6 members of the public

1. **Call to Order: Chairman Lloyd** called the meeting to order at 7:00 P.M.
2. **Minutes:** Consideration of December 18, 2017 meeting minutes. Portes said he had a correction to the draft minutes for the previous meeting. He said his motion had been to refer the application to a committee and not to table the application. **Portes made a motion to approve minutes with that correction. Seconded by Schneklath. Vote: 6-0, All Ayes**
3. **Election of 2018 Officers: Portes made a motion to nominate Lloyd for 2018 Chair. Seconded by Scheibe. Vote: All Ayes (6-0)**

**Scheibe made a motion to nominate Gibson for 2018 Vice Chair. Seconded by Armstrong. Vote: All Ayes (6-0)**

4. **Rezoning: Chairman Lloyd** introduced the request of Paul and Marijo Anderson to rezone 400 acres, more or less, from "Agricultural-General (A-G)" (approximately 386.2 acres) and "Residential-Single Family (R-1)" (approximately 13.8 acres) to "Commercial-Light Industrial (C-2)" on property legally described as Part of the NW ¼ of Section 14, Part of the SW ¼ and Part of the SE ¼ of Section 11, and Part of the NE ¼ and the full SE ¼ of Section 10 of Princeton Township.



**Planning & Development  
Scott County, Iowa**

**Timothy Huey, Director**

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

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

**Huey** stated the public hearing had been held one month ago at the December 19<sup>th</sup> Planning Commission meeting. The ordinance states that the Planning Commission shall make its recommendation within 30 days of the public hearing. He described nature of the request and the “Green Business Park” concept. **Huey** explained that the applicants were pursuing a “Green Business Park” certification for the site through the Iowa Economic Development Authority (IEDA). **Maxwell** asked if the applicants’ were pursuing annexation. **Huey** stated the County’s adopted Land Use Policies state that Scott County encourages development to occur within the established cities. To that end the applicant’s had submitted a Petition for Voluntary Annexation to the City of Princeton which if it is approved would render any action on the County zoning of the property moot.

**Chairman Lloyd** asked **Tami Wilcox**, the applicant’s representative, the status of the petition for annexation. **Wilcox** responded that Princeton city council had not yet taken action on the petition, but that the City Attorney was currently preparing the paperwork to send the application to Des Moines to the City Development Board.

**Chairman Lloyd** stated that the public hearing was held at the previous meeting but if anyone had additional questions or comments he would allow them to be made.

**Trevor Reither** (27055 238th Street) said the “Green Business Park” was not a bad concept and the neighbors would not be too concerned if the land was developed for a single user of such a business park. However the River Highlands HOA was concerned with other land uses allowed in the C-2 district and the limitations of the roads, soils, and water and sewer availability. **Lloyd** responded that the Commission would be able to place limitations on such uses with any approval.

**Huey** stated at this point staff would be recommending that the Planning Commission take steps to terminate this application without it being forwarded to the Board of Supervisors. That would allow the annexation to proceed and if for whatever reason it was not approved the applicants could re-submit the request. **Adam Panther** (27057 238th Street) asked if the neighbors would be notified of the annexation. **Huey** referred any questions on the procedures for City annexation to the City Attorney or the City Development Board.

With no further comments from the public, **Chairman Lloyd** asked for staff’s recommendation. **Huey** stated that staff recommended that the Planning Commission approve a motion to make no recommendation on the request to allow the application to terminate without it being forwarded to the Board of Supervisors. **Maxwell and**



**Planning & Development  
Scott County, Iowa**

**Timothy Huey, Director**

---

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

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

**Schnekloth** both indicated they were not in favor of such an action and would prefer to deny the request without prejudice.

**Portes made a motion to make no recommendation on this application. Seconded by Scheibe. Vote: 4-2, Maxwell and Schnekloth dissenting.**

5. **Adjournment: With no further comments and no other business to discuss, Chairman Lloyd adjourned the meeting at 8:10 P.M.**