



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, June 19, 2018
7:00 P.M.**

MEETING MINUTES

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

- MEMBERS PRESENT:** Clayton Lloyd, Easton Armstrong, Daniel Portes, Carolyn Scheibe,
- MEMBERS ABSENT:** Lynn Gibson, Joan Maxwell, Hans Schnekloth
- STAFF PRESENT:** Timothy Huey, Planning & Development Director
Alan Sabat, Planning & Development Specialist
Kennedy Knight, Planning Intern
- OTHERS PRESENT:** Sean Terrell, Terrell's First Addition applicant
Dennis Stolk, Great River Hills representative
Seven (7) members of the public

1. **Call to Order:** Chairman Lloyd called the meeting to order at 7:01 P.M.
2. **Minutes:** Consideration of the June 5, 2018 meeting minutes. **Portes made a motion to approve the minutes as presented. Seconded by Scheibe. Vote: 4-0, All Ayes**
3. **Public Hearing – Minor Subdivision Final Plat:** Chairman Lloyd briefly summarized the legal notice for the final plat of a proposed minor subdivision known as Terrell's First Addition in Pleasant Valley Township, which would reconfigure two existing lots into four. Huey showed maps of the area and aerial photos, noting the property to the northeast contains Encino Granite which had annexed into the City of Bettendorf in order to subdivide. Huey explained this applicant had chosen to stay in the county rather than pursue annexation. Huey displayed a map showing the location of the roadway easement, pointing out that the current configuration does not provide access to the existing parcel to the west, but does provide access to a neighborhood within Bettendorf to the south. Huey displayed the proposed configuration of the four lots, and said the applicant is requesting a variance from the Zoning Board of Adjustment at their June 27, 2018 meeting to create a lot (Lot 1, 1.1 acres) that is less than the minimum lot size (2 acres).



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Chairman Lloyd welcomed the applicant to respond. **Sean Terrell** said the proposed subdivision is to prepare the property for future development purposes. **Chairman Lloyd** asked Terrell if the surrounding areas are already developed. **Terrell** said yes and that he owns neighboring properties that have been further developed over time. **Chairman Lloyd** asked how the property would receive sewer and water services. **Terrell** stated that sewer and water from City of Bettendorf would not be available at the property's side of the highway, and the lots would utilize well and septic. **Portes** asked why he would want wells and septic systems. **Terrell** replied that he would prefer independence from the city. **Portes** expressed that this could limit the potential of the development, to which **Terrell** replied that this would not be a problem because the development is intended to be non-intensive. **Portes** asked how long the applicant has owned the property. **Terrell** stated that he has owned the property since 2008. **Chairman Lloyd** asked who owns and maintains the road. **Terrell** said that he owns the roadway easement.

Chairman Lloyd opened the public hearing. No members of the public spoke for or against the request. With no comments from the public, **Chairman Lloyd** asked for staff's recommendation. **Huey** stated that staff recommended approval with two conditions: The City of Bettendorf approve the Final Plat, and the Scott County Zoning Board of Adjustment approve a variance to allow the creation of a lot that is less than the minimum lot area requirements for a lot zoned "Commercial-Light Industrial (C-2)" with no sewer and water service.

Chairman Lloyd expressed concern with the private road's snow removal, specifically concerning the southern neighbors.

Portes made a motion to recommend approval with the two conditions in accordance with staff's recommendation. Seconded by Armstrong.

Vote: 4-0, All Ayes

- 4. Public Hearing – Minor Subdivision Final Plat:** **Chairman Lloyd** briefly summarized the legal notice for the final plat of a proposed minor subdivision known as Great River Hills on what was previously Olethea Golf Course in LeClaire Township. **Huey** began by introducing the subdivision, stating that the property had been recently reviewed and approved for rezoning to Single-Family Residential (R-1), noting that it's also within Princeton's subdivision review jurisdiction. **Huey** explained the area is attractive for potential residential development and showed photos; he elaborated, saying that the property was to be further subdivided and the current proposed subdivision did not include any new roads. **Huey** described the topography of the area, saying since it was



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previously a golf course, the property is not flat. **Huey** explained the plan includes subdividing into four lots, two of which would have access to Great River Road, and the other two, access to 277th Avenue. **Huey** predicted that with further division of the lots, new roads would need to be created.

Chairman Lloyd welcomed the applicant to respond. **Dennis Stolk** said that he did not have much to add but that he was happy to take any and all questions. **Chairman Lloyd** questioned the irregular shapes of the four lots. **Stolk** said the unique shape of Lot 1 was due to an existing contract, and the remainder fit with the topography of the area, and allowed the applicant to keep some land area in Lot 3, which contains the applicant's existing dwelling. **Chairman Lloyd** asked if there has been any consideration about how the future subdivisions will tie together. **Stolk** said they'll likely end up being four separate subdivisions. **Portes** asked if there were any building standards in place with this subdivision, to which **Stolk** replied there are no any proposed. **Armstrong** asked about what was expected for individual lot size within the future subdivisions. **Stolk** said the lots are all intended to be large, a few acres or more for each. **Armstrong** asked about the existing timber and ravines around and within the lots and if they would remain. **Stolk** said the intention was for them to be undisturbed, and would create a good environment for walkout basements on future properties. **Huey** noted that for a single-entrance development, there could be a maximum of 30 lots.

Chairman Lloyd opened the public hearing. No members of the public spoke for or against the request. With no comments from the public, **Chairman Lloyd** asked for staff's recommendation. **Huey** said that staff recommended approval with the condition that City of Princeton also approves the plat.

Armstrong made a motion to recommend approval of the final plat with one condition in accordance with staff's recommendation. Seconded by Scheibe.

Vote: 4-0, All Ayes

5. **Adjournment: With no further comments and no other business to discuss, Chairman Lloyd adjourned the meeting at 7:28 P.M.**