



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, July 17, 2018
7:00 P.M.**

MEETING MINUTES

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

MEMBERS PRESENT: Clayton Lloyd, Lynn Gibson, Daniel Portes, Carolyn Scheibe,
MEMBERS ABSENT: Easton Armstrong, Joan Maxwell, Hans Schnekloth
STAFF PRESENT: Timothy Huey, Planning & Development Director
Alan Sabat, Planning & Development Specialist
OTHERS PRESENT: Steve VonMuenster, Rezoning applicant
William Raun, Site Plan Review developer
One (1) member of the public

1. **Call to Order:** Chairman Lloyd called the meeting to order at 7:03 P.M.
2. **Minutes:** Consideration of the June 19, 2018 meeting minutes. **Portes made a motion to approve the minutes as presented. Seconded by Scheibe. Vote: 4-0, All Ayes**
3. **Public Hearing – Rezoning:** Chairman Lloyd summarized the request and asked for staff's review. **Huey** displayed aerial maps, describing that the property used to be a Camp Fire Girls camp and contains two single-family dwellings on a single parcel. **Huey** pointed out that the area to the south of the subject property was developed with low-density residential and zoned Single-Family Residential (R-1), but that the subject property was zoned Agricultural-General (A-G). Rezoning to R-1 would be the first step to dividing property in order to sell the dwellings separately, but **Huey** noted that the access drive to the parcel was too narrow for further subdivision beyond the single division. **Huey** then reviewed the Land Use Policies used to consider rezoning requests: The property is not shown on the Future Land Use Map, but no land use change is proposed; rezoning would not eliminate prime farmland; the property has access to Allens Grove, a paved County road; the property would be served by private well and septic; rezoning would not encourage sprawl since it addresses only existing dwellings; rezoning would not further



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disrupt existing agricultural activities; and rezoning would not require buffering. **Huey** paused for the public hearing.

Chairman Lloyd opened the public hearing. No members of the public spoke for or against the request.

Chairman Lloyd asked VonMuenster about the property's history as a campground. **VonMuenster** said he bought the 80-acre camp with a friend which included the two existing dwellings as well as a number of smaller cabins. **Chairman Lloyd** asked whether the dwellings were constructed as accessory structures to the campground, which **Huey** responded they were.

Portes questioned whether approving the request would go against the County's policy that development should occur within city limits where possible, since approval would imply development of the property is encouraged. **Huey** said regulations in the Subdivision Ordinance would greatly limit further subdivision of the property. **Chairman Lloyd** asked if access was the barrier Huey had in mind, which **Huey** responded it was.

Portes asked if tree removal would be a big deal, which **Huey** responded it would but that it would be unlikely since the request would not initiate road construction or the construction of additional dwellings. **VonMuenster** asked how wide the access easement would need to be if the property were to be further subdivided, which **Huey** responded there would need to be 50 feet of Right of Way. **VonMuenster** indicated the easement is not that wide. **Huey** said the Commission could make conditions to limit further subdivision so adjacent property owners would take the cue that requests for further development of their properties would likely not receive a favorable recommendation from the Commission, and so all Scott County residents could see the Commission finds this case to be an exception to its preference of limiting development in the unincorporated areas.

Chairman Lloyd asked for staff's recommendation, which **Huey** said would be to approve to request.

Portes made a motion to recommend approval of the request in accordance with staff's recommendation with the condition that no further subdivision of the property be initiated prior to making suitable roadway and access improvements. Seconded by Gibson.

Chairman Lloyd asked to confirm that future owners of the dwellings could demolish and replace them, which **Huey** confirmed.



Vote: 4-0, All Ayes

4. **Public Hearing – Minor Subdivision Final Plat:** Chairman Lloyd summarized the request and asked for staff's review. Huey displayed aerial maps and explained that the request was the first subdivision of one of the four large lots of a subdivision known as Great River Hills, which was recently reviewed by the Commission and approved by the Board of Supervisors. Huey said this proposal was to create two development lots, but that further subdivision of one or both of the lots is very likely. Huey noted that further subdivision would require new roads, which would mean future subdivisions would be considered major subdivisions. Huey showed the proposed layout of the two lots, and said both lots have frontage along 277th Avenue, which is paved, and that the City of Princeton would need to approve the final plat before it is forwarded to the Board of Supervisors. Huey paused for the public hearing.

Chairman Lloyd opened the public hearing. No members of the public spoke for or against the request. The applicant was not present to speak on behalf of the request. Chairman Lloyd closed the public hearing and asked for staff's recommendation, which Huey said was to approve the request with the condition that the City of Princeton approve the final plat.

Scheibe made a motion to recommend approval of the request with the condition that the City of Princeton approve the final plat in accordance with staff's recommendation. Seconded by Gibson.

Vote: 4-0, All Ayes

5. **Site Plan Review:** Chairman Lloyd summarized the request and asked for staff's review. Huey explained the project site's location at the Interstate 80 Stockton Exit, which has been zoned Commercial-Light Industrial (C-2) since 1981, but contains a farmstead, farmland, and farm buildings. Huey said off-street parking regulations would require twelve stalls, one of which would need to be designated for handicapped use. Huey added that the Health Department provided comments regarding the existing and proposed septic systems: the existing septic system for the dwelling is failing and needs to be replaced prior to occupancy of the dwelling, and the proposed septic systems will need to meet certain engineering standards.

Chairman Lloyd welcomed the applicant to respond. Raun said the existing dwelling on the property was currently undergoing a remodel. Gibson asked what Raun's connection to the property owner was, and Raun said he sells the building materials and the property



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owner wants to expand his diesel repair business located in Davenport. **Chairman Lloyd** asked whether the applicant intended to leave the Davenport location, which **Raun** said he did. **Chairman Lloyd** asked Raun to clarify the measurement notes on the site plan, which **Raun** did. **Gibson** asked where the building entrance would be, which **Raun** replied would be on the east side of the new building. **Chairman Lloyd** asked about the labels on the other buildings shown on the site plan, and **Raun** explained that most were existing farm buildings and to remain and others may be demolished in the future.

Gibson asked how the Commission would enforce the septic requirements the Health Department forwarded, and **Huey** replied it would be addressed during building plans review.

Chairman Lloyd questioned how a residence, farm, and the proposed business could all take place on the same parcel, which **Huey** replied that the residence was grandfathered and that farming is allowed in any zoning district.

Chairman Lloyd asked for staff's recommendation, which **Huey** said was to approve the request with three conditions: 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; any corrections to the existing failing septic system for the dwelling be made prior to occupancy; and septic systems for the repair shop and office be reviewed and approved by the County Health Department prior to construction.

Chairman Lloyd welcomed the applicant to respond, and **Raun** said he found the conditions to be reasonable.

Leo Rathjen (1924 220th Street) said he was glad to see the property being occupied, but had concerns about accumulating junk and debris.

Portes made a motion to approve the request with the conditions 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; any corrections to the existing failing septic system for the dwelling be made prior to occupancy; and septic systems for the repair shop and office be reviewed and approved by the County Health Department prior to construction in accordance with staff's recommendation. **Seconded by Scheibe.**

Vote: 4-0, All Ayes



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6. **Adjournment: With no further comments and no other business to discuss, Chairman Lloyd adjourned the meeting at 7:52 P.M.**