



**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
Tuesday, August 7, 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, Lynn Gibson, Joan Maxwell, Hans Schneklath
- MEMBERS ABSENT:** Daniel Portes, Carolyn Scheibe
- STAFF PRESENT:** Timothy Huey, Planning & Development Director  
Alan Sabat, Planning & Development Specialist
- OTHERS PRESENT:** Christopher and Marla Brown, applicants  
Two (2) members of the public

1. **Call to Order:** Chairman Lloyd called the meeting to order at 7:00 P.M.
2. **Minutes:** Consideration of the July 17, 2018 meeting minutes. **Schneklath made a motion to approve the minutes as presented. Seconded by Maxwell. Vote: 5-0, All Ayes**
3. **Public Hearing – Rezoning:** Chairman Lloyd summarized the request and asked for staff’s review. **Huey** first noted that requests to rezone from Agricultural-Preservation (A-P) to Single-Family Residential (R-1) are unusual since typically rezoning from A-P requires the intermediate step of rezoning first to Agricultural-General (A-G). **Huey** said the subject property was unique in that it’s a relatively small acreage located adjacent to LeClaire, between two golf courses, near other residential zoning, and in Pleasant Valley Township where future residential development is expected and shown on the Future Land Use Map. **Huey** said since the property is adjacent to LeClaire city limits, the applicants were directed to pursue annexation with LeClaire first. The applicants indicated City Administrator, Ed Choate, said the City was not able to extend City utilities to serve this property cost-effectively and, therefore, he did not see the need to annex this property into LeClaire. The applicants stated that, due to the property tax implications, they preferred not to have this property annexed. Therefore staff would recommend that



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annexation not be pursued any further. **Huey** displayed site photos and showed a potential three-lot subdivision layout submitted by the applicants. **Huey** reviewed the criteria for reviewing rezoning proposals detailed in the Staff Report and paused for public comment.

**Chairman Lloyd** welcomed the applicant to respond. **Christopher Brown** said he didn't have anything to add. **Lloyd** asked Brown whether his family intended to stay on the property. **Brown** said no, and that his family bought a farmhouse north of Davenport.

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

**Chairman Lloyd** asked for staff's recommendation, which **Huey** said would be to approve to request based on its compliance with a preponderance of the criteria in the Land Use Policies.

**Chairman Lloyd** welcomed the Commission to respond. **Maxwell** asked whether annexation into a municipality would require a property owner to connect to public water and sewer service. **Huey** said it would generally be encouraged, since a primary reason to annex is to connect to and receive city services.

**Gibson made a motion to recommend approval of the request in accordance with staff's recommendation. Seconded by Armstrong.**

**Vote: 5-0, All Ayes**

4. **Other Business:** **Huey** briefed the Commission on a variance request recently heard by the Zoning Board of Adjustment, which involved a ground-mounted solar array that would encroach into required setbacks. **Huey** said the Zoning Board of Adjustment directed staff to bring the topic of solar array setbacks to the Commission to consider creating special setback requirements for them. Commissioners expressed interest in exploring the topic and directed staff to research other counties' ordinances and place a work session on a future agenda.

**Huey** also brought up two subdivisions that were recently considered by the Commission and were being brought before the Board of Supervisors at its August 9, 2018 meeting. Developers of both subdivisions expected the County to accept the new roadways into the County system, but the Board of Supervisors at its Committee of the Whole meeting the morning of August 7, 2018 indicated they were not inclined to do so and directed staff to conduct a review of the language of the Subdivision Ordinance with the Commission



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to state clearly that the County was not obligated to accept new subdivision roads. The Commission agreed to direct staff to place a work session on a future agenda.

5. **Adjournment: With no further comments and no other business to discuss, Chairman Lloyd adjourned the meeting at 7:41 P.M.**