



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, September 4, 2018
7:00 P.M.**

MEETING MINUTES

Conference Room 605
Scott County Administrative Center, 6th Floor
600 W. 4th Street
Davenport, IA 52801

- MEMBERS PRESENT:** Easton Armstrong, Lynn Gibson, Joan Maxwell, Daniel Portes, Carolyn Scheibe
- MEMBERS ABSENT:** Clayton Lloyd, Hans Schneklath
- STAFF PRESENT:** Timothy Huey, Planning & Development Director
Alan Sabat, Planning & Development Specialist
- OTHERS PRESENT:** Christopher Brown, applicant
Chamein Clark-Witter, applicatn
One (1) member of the public

1. **Call to Order: Vice Chair Gibson** called the meeting to order at 7:00 P.M.
2. **Minutes:** Consideration of the August 7, 2018 meeting minutes. **Portes made a motion to approve the minutes as presented. Seconded by Maxwell. Vote: 5-0, All Ayes**
3. **Public Hearing – Sketch Plan/Final Plat, Brown’s Timber: Vice Chair Gibson** summarized the request for approval of a Sketch Plan/Final Plat of a three-lot minor subdivision known as Brown’s Timber in Part of the NW ¼ of the SE ¼ of Section 5 of LeClaire Township, and asked for staff’s review. **Huey** first noted that the subject property was on a recent Planning and Zoning Commission agenda with the request to rezone the property from Agricultural-Preservation (A-P) to Single-Family Residential (R-1) which, having received a favorable recommendation, was presently before the Board of Supervisors for approval. **Huey** displayed aerial photos and the zoning map, saying that while the property is adjacent to LeClaire, the city could not feasibly provide the property with city services and annexation was not pursued. **Huey** displayed the plat, and reviewed the criteria for subdivision requests, saying the tract was of adequate size for the two additional



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development lots proposed, had access to 195th Street, and that the plat would have to be approved by the City of LeClaire prior to forwarding to the Board of Supervisors. **Christopher Brown** stated he received a message from his spouse that the City had acted favorably on the plat at their regular meeting the same evening.

Vice Chair Gibson welcomed the applicant to respond. **Brown** said he didn't have anything to add. **Portes** asked Brown what his family was using the acreage for currently, and **Brown** said the western portion of the tract is not developed and is being used for recreation.

Vice Chair Gibson opened the public hearing. No members of the public spoke for or against the request.

Vice Chair Gibson asked for staff's recommendation, which **Huey** said would be to approve the request with the condition that the City of LeClaire approve the plat. **Huey** said the plat could not be put before the Board of Supervisors until the rezoning to R-1 was finalized.

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

Vote: 5-0, All Ayes

- 4. Public Hearing – Sketch Plan/Final Plat, Sonya's Addition: **Vice Chair Gibson** summarized the request for approval of a Sketch Plan/Final Plat of a two-lot minor subdivision known as Sonya's Addition, being a re-plat of Lot 2 of Cecil Fletcher's Thousand Hills Addition in Section 17 of LeClaire Township, and asked for staff's review. **Huey** said while this property is similar in nature to the previous request, the acreage involved is larger and the surrounding area is more agricultural in character in this case. **Huey** displayed aerial maps and the zoning map, saying the proposal to create a second lot would create a development right for the new lot given its R-1 zoning designation. **Huey** said the property is located on 260th Avenue, which is a gravel road and greatly limits the potential for higher-density development. **Huey** said oftentimes the Commission places restrictive covenants as conditions of approval in similar situations, which would state that, if approved, no further subdivision of the property could take place, at least prior to roadway improvements. **Huey** said the applicant had plans only for a pole building on the new lot, which would contain dwelling space. **Huey** displayed the plat, and reviewed the criteria for subdivision requests, saying the property was appropriately zoned, that the new lot would have access to 260th Avenue, and that the City of Princeton would need to approve the plat prior to forwarding to the Board of Supervisors.**



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Vice Chair Gibson welcomed the applicant to respond. **Chamein Clark-Witter** said the tract was, in essence, Crop Reserve Program (CRP) land since it contains native plantings and is not row cropped, but the acreage is not high enough to be in the program. **Clark-Witter** said she intended to construct a pole building with dwelling space on the new lot.

Vice Chair Gibson opened the public hearing. No members of the public spoke for or against the request.

Vice Chair Gibson asked for staff's recommendation, which **Huey** said would be to approve the request with the conditions that the City of Princeton approve the plat, and that a restrictive covenant be filed restricting any further subdivision of the property.

Portes asked how long the applicant had owned the property, which **Clark-Witter** responded was 13 years. **Portes** asked whether the applicant had a buyer for the property, which **Clark-Witter** responded she didn't.

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

Vote: 5-0, All Ayes

5. **Adjournment: With no further comments and no other business to discuss, Vice Chair Gibson adjourned the meeting at 7:24 P.M.**