



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

MEETING MINUTES

Magistrate's Courtroom
Scott County Courthouse
400 W. 4th Street
Davenport, IA 52801

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

MEMBERS ABSENT: Lynn Gibson

OTHER BOARDS PRESENT: **Scott County Board of Supervisors (All Present):** Tony Knobbe, Ken Beck, Carol Earnhardt, Diane Holst, Brinson Kinzer
Scott County Zoning Board of Adjustment (2/5 Present): Myron Scheibe, Tom Dittmer

STAFF PRESENT: Mahesh Sharma, County Administrator
Mary Thee, Assistant County Administrator
Timothy Huey, Planning & Development Director
David Farmer, Budget Director
Angie Kersten, Assistant County Engineer
Alan Sabat, Planning & Development Specialist

OTHERS PRESENT: Twelve (12) 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 October 2, 2018 minutes. **Portes made a motion to approve the minutes as presented. Seconded by Scheibe. Vote: 4-0, All Ayes**

Commissioners Maxwell and Schneklath arrived after the vote.

3. **Public Hearing – Addendum to Comprehensive Plan:** Chairman Lloyd welcomed staff to present information on the proposed changes to the Comprehensive Plan to address the review of wineries and associated tasting rooms and event centers. **Huey** said the changes to



the Comprehensive Plan would aid the Zoning Board of Adjustment in its review of any requests for Special Use Permits for the construction of wineries and associated tasting rooms and event centers in the Agricultural-General (A-G) zoning district by establishing review criteria to permit or deny such requests. **Huey** said creating policy in the Comprehensive Plan rather than rigid Ordinance language would allow the Board of Adjustment to place conditions of approval based on the locations and scopes of different requests.

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

Chairman Lloyd asked for staff's recommendation, which **Huey** said was to recommend approval to the Board of Supervisors.

Maxwell made a motion to recommend approval in accordance with staff's recommendation. Seconded by Armstrong.

Portes and **Armstrong** expressed satisfaction with the proposed review criteria. **Chairman Lloyd** asked whether conditions like limiting hours of operation would fit in with the proposed criteria, which Huey responded such conditions would be appropriate given the "size and scope" section.

Vote: 6-0, All Ayes

4. **Annual Joint Meeting:** Members of the Boards and Commission exchanged thanks for each other's service as well as their consideration of, recommendations for, and decisions on their respective zoning requests.

Chairman Lloyd asked the members of the Zoning Board of Adjustment what their feelings were on the previous agenda item, and the proposed Zoning Ordinance change that would allow wineries and associated tasting rooms and event centers in A-G districts as Special Permitted Uses. **(Myron) Scheibe** said he was concerned applicants may attempt to use the changes with the ultimate goal of building an event center without an associated vineyard and winery. **Holst** said she thought the process could get confusing for neighboring property owners who are adjacent to proposed wineries who want to voice their opinions because they would be unsure at which stage to make those opinions known. **Dittmer** asked the group how best to avoid that confusion, especially once a vineyard and winery wants to build a tasting room and/or event center. **Chairman Lloyd** said evaluating the initial development while also considering any subsequent development, being tasting rooms and event centers, would be difficult. **(Carolyn) Scheibe** said she didn't expect applicants to attempt to build an event center without an associated vineyard and winery because the vineyard and winery



**Planning & Development
Scott County, Iowa**

Timothy Huey, Director

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

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

would need to be established before any event centers were approved. **Kinzer** said he was glad the Commission is considering allowing wineries and associated tasting rooms and event centers in only A-G zoning districts, and not Agricultural-Preservation (A-P) districts. **Schnekloth** clarified that while he supported the proposed changes to the Ordinance and Comprehensive Plan to allow vineyards, wineries, and tasting rooms, he was less comfortable with the limited language on event centers.

Chairman Lloyd initiated a conversation about the proposed revisions to the Subdivision Ordinance the Commission had been considering in recent meetings. **Thee** said the Zoning Board of Adjustment isn't heavily involved with the Subdivision Ordinance and the Board of Supervisors is seeking a recommendation from the Commission on what revisions it deems appropriate. **Huey** proposed the Commission have at least one more work session on the topic to be followed by a public hearing.

5. **Adjournment: With no further comments and no other business to discuss, Chairman Lloyd adjourned the meeting at 7:38 P.M.**