



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

MEETING MINUTES

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

MEMBERS PRESENT: Clayton Lloyd, Joan Maxwell, Daniel Portes, Carolyn Scheibe, Lynn Gibson

MEMBERS ABSENT: Easton Armstrong, Hans Schnekloth

STAFF PRESENT: Mahesh Sharma, County Administrator
Mary Thee, Assistant County Administrator
Debra Munro, Planning & Development
Robert Buck, Planning & Development

OTHERS PRESENT: Eleven (11) members of the public

1. **Call to Order:** Chairman Lloyd called the meeting to order at 7:02 P.M.
2. **Minutes:** Approval of the October 16, 2018 minutes to be continued to the next meeting.
3. **Public Hearing – Rezoning:** Chairman Lloyd welcomed staff to present information on the application from Chris Townsend, Townsend Engineering on behalf of Deed holder Victor & Michelle Gorsch to rezone a 33-acre tract, more or less, from "Agricultural-General (A-G)" to "Single-Family Residential (R-1)" located at the property 15378 270th Street, legally described as the SE ¼ of the SW ¼ less the west seven (7) acres in Section 27 in Winfield Township. **Thee** presented the information provided in the staff report

Chairman Lloyd opened the public hearing. Chris Townsend, the applicant said he did not have any comments on the information provided in the staff report and requested approval of the rezoning. Vickie Seddon, 15230 270th Street, said her property was on the west side of the Gorsch's property and shares the access easement her driveway is in. She said she was opposed to the driveway being hard surfaced and said it was a dangerous location for a driveway and more traffic should not be added at that location. Kyle Zell of Townsend



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Engineering said the sketch plan shows the new lots using this access easement as a shared access with a 40 foot wide easement, 20 feet on each side of the property line. Pricilla Mayfield, 15236 270th Street also objected to the use of their easement for any future subdivision. She said she and the Seddons pay to maintain the driveway.

Dan Tobin, 27260 150th Street, said he farms the land north of this property said he liked the proposed layout as long as access to his farmland was preserved. He did not want to be forced to build a bridge over the creek to get to all of his land. This should be addressed during the platting process.

Victor Gorsh, 15400 270th Street, property owner, said his father owned the land before him and put in the road that Seddon and Mayfield use as their driveway. He said he should be able to use this road also. Vickie Seddon asked for more information on platting and if this would raise her taxes. Chairman Lloyd explain the zoning change process and the subdivision process. There was further comments from the neighbors.

Chairman Lloyd asked for any comments from the Planning Commission. Axwell asked about a private lane being used for shared access. Thee stated normally that is a matter of civil law between the private owners. Chairman Lloyd said access issues would be addressed with the subdivision.

Chairman Lloyd asked for staff's recommendation. Thee said staff recommended approval based on the applications compliance with the adopted land use policies. **Scheibe made a motion to approve in accordance with staff's recommendation, Gibson seconded.** Lloyd recommended that anyone could follow up and ask Director Huey about the next steps.

Vote: 5-0, All Ayes

4. **Public Hearing – Sketch Plan/Final Plat:** Review of a Sketch Plan/Final Plat of a three-lot minor subdivision known as Hallowed Prairie Addition, being a re-plat of Lot 6 and Lot 32 of Chapel Hill Estates Addition located in the SE¹/₄ in Section 1 of Buffalo Township.

Chairman Lloyd asked for staff's report and Thee presented the information on this sketch plan and Final Plat. The applicant Rachel Crossen, 2400 Great River Road said the property was being subdivide into three lots. Two lots were for single family dwellings and the third larger lot was for a natural prairie to be a native preserve and conservation area. Dave Fields, 11675 131st Street Court asked if the covenants for Chapel Hill Estates would still apply. Crossen said they would.



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Chairman Lloyd asked for staff's recommendation. Thee said staff recommended approval based on the application's compliance with the subdivision regulations. **Gibson made a motion to approve in accordance with staff's recommendation, Portes seconded.** Motion carried.

Vote: 5-0, All Ayes

5. **Subdivision Ordinance Review Work Session:** Chairman Lloyd said due to Huey's absence and because not all Commissioners were present the work session on the Subdivision Regulations was cancelled. It was the consensus of the Commission not to reschedule it until after the pending legal suits were settled.
6. **Adjournment:** With no further comments and no other business to discuss, Chairman Lloyd adjourned the meeting at 7:38 P.M.