



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, January 15, 2019
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, Easton Armstrong, Hans Schneklath

MEMBERS ABSENT:

STAFF PRESENT: Timothy Huey, Planning & Development Director
Taylor Beswick, Planning & Development Specialist

OTHERS PRESENT: Five (5) members of the public

1. **Call to Order:** Chair Lloyd called the meeting to order at 7:03 P.M.
2. **Minutes:**
 - a. Consideration of the October 16, 2018 meeting minutes. **Portes made a motion to approve. Seconded by Scheibe. Vote: All Ayes (7-0).**
 - b. Consideration of the December 4, 2018 meeting minutes. **Gibson made a motion to approve. Seconded by Scheibe. Vote: All Ayes (7-0).**
3. **Election of 2019 Officers:** Scheibe made a motion to nominate Gibson for 2019 Chair. **Seconded by Portes. Vote: All Ayes (6-0).**
Portes made a motion to nominate Scheibe for 2019 Vice Chair. Seconded by Armstrong. Vote: All Ayes (6-0).
4. **Site Plan Review:** Chair Gibson welcomed staff to present information on the application from Rob Lank, Four Seasons Seasons Holdings. **Huey** explained the Site Plan approval request is for four (4) commercial office/warehouse buildings with a total of 12 bays and totaling



**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

15,700 square feet in floor area. The site is located in Lot 2 of Terrell's First Addition in part of the NW ¼ of Section 18 in Pleasant Valley Township. Huey then introduced the site plan using maps and graphics of the parcels and also listed the requirements needed to be met based on the proposed use and current zoning district.

Huey noted there was a correction to the staff report sent to county departments and commissioners prior to the meeting. The staff report incorrectly cited the number of proposed commercial bays a ten (10) instead of twelve (12). Huey also informed the commission that the applicant had submitted a new site plan after the staff report deadline which included sufficient parking spaces (28 total spaces, including 2 handicapped spaces).

Chair Gibson addressed the applicant for any comments. The applicant noted they planned to phase the construction depending on demand. They would use one of the bays in the first building to move his own construction business into.

Lloyd asked staff if the roadway (244th Avenue) is of part of Lot 2, Terrell's Addition. **Huey** replied that the re-plating changed the lot lines so Lot 2 is the western edge of Lot 2.

Chair Gibson closed the questioning and gave the floor to staff for recommendation.

Huey read the staff's recommendation to the commission: approval of the site plan on the following conditions:

1. That prior to occupancy or change in use of any of the separate bays the use be classified under the adopted building code and the building be evaluated for code compliance;
2. The parking lot design and layout be amended to provide a minimum of 22 - 9' X 20' parking stalls and two handicapped parking stalls with adequate areas for backing and circulation;
3. A landscaping plan be submitted, approved and installed prior to occupancy of the building.

Armstrong made a motion for approval of the Site Plan with the conditions specified by staff. Seconded by Lloyd.

Vote: 5-0, All Ayes

5. **Other Business:** **Huey** announced that the 2019 Scott County Economic Development Summit will be held on February 28, 2019 at the Waterfront Convention Center in Bettendorf. This year's summit will have panels on economic development models for value-added agriculture, funding opportunities for economic development in Iowa, the craft industry and



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its value to the economy, and encouraging and expanding the workforce. Please contact the Planning & Development office for more information or visit the county website.

Lloyd asked staff and the commission what the status is on discussing and subdivision regulation matters. **Huey** stated that it was his understanding that the consensus of the Planning Commission was to postpone any discussion on the subdivision regulations until the resolution of the pending court cases.

Scheibe noted she will be absent from the next meeting (February 5th).

6. **Adjournment: With no further comments and no other business to discuss, Chair Gibson adjourned the meeting at 7:31 P.M.**