



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, February 19, 2019
7:00 P.M.**

MEETING MINUTES
1st Floor Board Room
Administrative Center
600 W. 4th Street
Davenport, IA 52801

MEMBERS PRESENT: Joan Maxwell, Daniel Portes, Carolyn Scheibe, Lynn Gibson,
Easton Armstrong, Hans Schnekloth

MEMBERS ABSENT: Clayton Lloyd

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

OTHERS PRESENT: Dale Grunwald, applicant
Five (5) members of the public

1. **Call to Order:** Chair Gibson called the meeting to order at 7:03 P.M.
2. **Minutes:**
 - a. Consideration of the October 8, 2018 meeting minutes. **Schnekloth made a motion to approve. Seconded by Scheibe. Vote: All Ayes (6-0).**
 - b. Consideration of the January 15, 2019 meeting minutes. **Portes made a motion to approve. Seconded by Scheibe. Vote: All Ayes (6-0).**
3. **Public Hearing - Rezoning:** Chair Gibson briefly summarized the legal notice for the public hearing and welcomed staff to present their review. **Huey** introduced the request of Dale Grunwald DBA Grunwald Land Development to rezone three (3) tracts, totaling 60 acres, more or less, from "Commercial-Light Industrial District (C-2)" to "Single-Family Residential District (R-1)", and displayed photographs, the zoning map, the future land use map, the Corn Suitability Rating (CSR) map, the ownership map, and site photos. **Huey** showed the adopted future land use of the land directly to the west of the proposed rezoning being



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commercial and currently zoned A-G. **Huey** said the property contained good agricultural soils, though the property is zoned for commercial use. **Huey** pointed out the access points to the property, identified the surrounding land uses, and noted the proximity of the site to the city limits of Davenport. **Huey** said despite the proximity, the City of Davenport was not interested in annexation due to the prohibitive cost of extending sewer to the site.

Chair Gibson opened the public hearing.

Grunwald, the applicant, stated he has completed a number of developments and was not able to include sewer hookups, either private or city, in those developments due to the steep economic costs. The applicant added he would love to include sewer but the cost is prohibitive. He added that he has researched into alternatives but could not find an alternative to individual septic systems. **Grunwald** presented a letter to the commission from a neighbor supporting the development based on the merits of its beneficial economic impacts to the area.

Chair Gibson closed the public hearing and asked for staff's recommendation, which **Huey** responded was to approve the rezoning request.

Maxwell asked if it has to be "all or nothing" in regards to the City of Davenport annexing the land and providing water and sewer service. **Huey** responded that the State of Iowa does have requirements for city annexations which include water and sewer service. In addition, the Development Board for the City of Davenport has been more conservative lately on annexation.

Portes and **Chair Gibson** commented that if the land had sewer access it would be much more marketable to industrial use.

Schneckloth asked if West Lake Park had any concerns with the rezoning. **Huey** responded that all concerns were related to water service and septic system design.

Armstrong made a motion to recommend approval of the rezoning request to the Board of Supervisors in accordance with staff's recommendation. Seconded by **Scheibe**. Vote: 6-0, All Ayes.



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4. **Public Hearing – Preliminary Plat:** **Chair Gibson** briefly summarized the legal notice for the public hearing and welcomed staff to present their review of the preliminary plat submission. **Huey** introduced the submitted preliminary plat and noted this is the third version after working with the applicant. **Huey** described the proposed 74 acre development to include forty seven (47) single-family residential lots, two (2) commercial-light industrial lots, and three (3) outlots as common open space. The development is to be known as “West Lake Settlement”. **Huey** then discussed different elements of the proposed plat, including the lot layout, cul-de-sac, greenspace provided, stormwater management plans, water supply, waste water disposal, and the City of Davenport’s extraterritorial review right.

Chair Gibson opened the public hearing.

Chair Gibson welcomed **Grunwald**, the applicant, to respond. **Grunwald** stated he looked high and low for land to meet this need (for development). This was the best available land in Scott County he found. **Grunwald** added septic is not ideal but the only choice for this development given economic considerations.

Scheibe asked the applicant why there was a change in the detention pond from version two and version three of the plat. **Grunwald** responded that West Lake Park staff and the Conservation Department recommended the change and he deferred to their expertise.

Maxwell asked if there will be street lights present in the development. **Grunwald** responded that there will be and taken care of by the power company.

Chair Gibson closed the public hearing and asked for the staff’s recommendation.

Huey said staff recommended approval with the following eight (8) conditions:

- 1) Prior to issuance of a residential building permit for any of the lots in this subdivision suitable soils information be submitted and reviewed by the Health Department in order to determine the size and type of on-site waste water system;
- 2) That storm water management, erosion and sediment control plans be submitted and approved by the County Engineer in conjunction with the road construction plans;
- 3) That provisions be made and an agreement recorded for both the installation and maintenance of a fence along the common boundary with West Lake Park and the construction, maintenance and control of access to the common retention pond between West Lake Park and the subdivision;



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- 4) That a notice and disclaimer be submitted to be included with the private covenants that state controlled burns would be conducted on the native prairie in West Lake Park and that provision for notice to the neighbors of such planned burns be provided;
- 5) The roads within this subdivision be addressed in compliance with Chapter 8 of the Scott County Code "Rural Addressing System";
- 6) That the road construction plans be submitted and approved by the County Engineer prior to any road construction;
- 7) That the private covenants to be filed with the Final Plat include a legal mechanism for road and open space maintenance; and
- 8) The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

Scheibe made a motion to recommend approval of the preliminary plat to the Board of Supervisors in accordance with staff's recommendation. Seconded by Armstrong. Vote: 6-0, All Ayes.

5. **Adjournment: With no further comments and no other business to discuss, Chair Gibson adjourned the meeting at 7:45 P.M.**