



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, March 5, 2019
7:00 P.M.**

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

MEMBERS PRESENT: Easton Armstrong, Lynn Gibson, Clayton Lloyd, Joan Maxwell, Carolyn Scheibe, Hans Schneklath

MEMBERS ABSENT: Daniel Portes

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

OTHERS PRESENT: Victor & Michelle Gorsh, applicants
Three (3) members of the public

1. **Call to Order:** Chair Gibson called the meeting to order at 7:01 P.M.
2. **Minutes:** Consideration of the February 19, 2019 meeting minutes. **Lloyd made a motion to approve with edits. Seconded by Maxwell. Vote: All Ayes (6-0).**
3. **Public Hearing – Zoning Ordinance Text Amendment:** Huey informed the Planning Commission that Manatt’s Inc. is no longer applying for a text amendment. **Huey** submitted the written communication from Manatt’s Inc. to withdraw their application for a Zoning Ordinance Text Amendment for the “Commercial Light Industrial District (C-2)”.

Scheibe made a motion to recognize withdrawal of the Manatt’s Inc. application. Seconded by Lloyd. Vote: All Ayes (6-0)

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 2nd version after working with the applicants, **Victor and Michelle Gorsh**. **Huey** described the proposed 33



**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

acre development to include six (6) single-family residential lots with (1) common outlot for storm drainage. The development is to be known as “MicVic Acres”. All six (6) residential lots are between five and six acres in size. The two lots that have frontage on 270th Street have existing farm houses on them. A private cul-de-sac a little less than ¼ mile in length will provide access to the four (4) rear lots. **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 Long Grove’s extraterritorial review right. **Huey** submitted to the Commission comments received from the City of Long Grove after the publication of the Staff Report. **Huey** addressed the comments as they pertained to the recommendation by staff.

Chair Gibson welcomed **Victor and Michelle Gorsh**, the applicants, to address the Planning Commission. **Kyle Zelle**, a civil engineer working for the applicant, addressed topics the City of Long Grove took issue with regarding the preliminary plat including storm water sewer, road construction, and sidewalks.

Huey said staff recommended approval with the following five (5) conditions:

1. The City of Long Grove also approve this plat;
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 the road construction plans be submitted and approved by the County Engineer prior to any road construction;
4. That the private covenants to be filed with the Final Plat include a legal mechanism for road and open space maintenance, an ag nuisance waiver & a restriction to not allow further subdivision of the six (6) lots; and
5. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

Chair Gibson closed the public portion of the hearing and opened the discussion period for Commission members.

Lloyd asked if it is normal for a city to require sidewalk, storm sewer, and concrete roads for a development. **Huey** responded it is not but it has happened before.



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Maxwell asked if the development or any part of it was in a flood plain. **Huey** responded that it was not.

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

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