



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

**MEETING MINUTES**  
1<sup>st</sup> Floor Board Room  
Administrative Center  
600 W. 4<sup>th</sup> Street  
Davenport, IA 52801

- MEMBERS PRESENT:** Lynn Gibson, Clayton Lloyd, Daniel Portes, Carolyn Scheibe, Hans Schneklath
- MEMBERS ABSENT:** Easton Armstrong, Joan Maxwell
- STAFF PRESENT:** Timothy Huey, Planning & Development Director  
Taylor Beswick, Planning & Development Specialist
- OTHERS PRESENT:** Tim Dolan, applicant

1. **Call to Order:** Chair Gibson called the meeting to order at 7:02 P.M.
2. **Minutes:** Approval of the March 19, 2019 meeting minutes. **Portes made a motion to approve. Seconded by Schneklath. Vote: All Ayes (5-0).**
3. **Public Hearing – Preliminary Plat Review:** Chair Gibson briefly summarized the legal notice for the public hearing and welcomed staff to present their review of the preliminary plat review for Stoney Creek West Addition. Huey presented the submitted preliminary plat and noted this is the third addition after Stoney Creek North and Stoney Creek North II by the applicant, Tim Dolan. The proposed preliminary plat shows a 14 lot residential subdivision bound to the north by Forest Grove Road and Spencer Creek to the South.

Huey briefly displayed maps of the subdivision location and surrounding parcels showing ownership and zoning districts. Compliance with the requirements of the Subdivision Regulations and Zoning Ordinance was reviewed for the preliminary plat.

Chair Gibson invited the applicant to add any comments to the staff's review. The applicant, Dolan, agreed with the review of the staff except for the recommendation by the Scott



**Planning & Development  
Scott County, Iowa**

**Timothy Huey, Director**

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

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

County Engineer that the Stoney Creek West Addition's roads not be accepted onto the County Secondary Road System. Road maintenance would therefore have to be provided by a homeowners association at an additional cost. **Dolan** noted that his developments have created over \$1.5 million in tax revenue for Scott County, citing this a reason for the proposed subdivision's roads should be maintained by the County.

**Chair Gibson** then requested the staff's recommendation for the preliminary plat.

**Huey** said staff recommended that the Preliminary Plat for Stoney Creek West Subdivision be approved with the following conditions:

1. An improved pedestrian bike path along the northern boundary of the subdivision adjacent to the County Road easement be provided;
2. An erosion and sediment control plan be in accordance with the requirements of the Natural Resources Conservation Service and the County Engineer be submitted in conjunction with the road construction plans;
3. The proposed wastewater treatment facilities meet Health Department requirements;
4. Iowa American Water system service be extended to serve this subdivision;
5. The City of Bettendorf review and approve the Preliminary and Final Plat;
6. The County Engineer review and approve all street construction plans prior to construction
7. The covenants include provision for private road maintenance ; and
8. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval;
9. That a sanitary sewer extension easement in the Spencer Creek watershed be provided.

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

**Portes** asked if this proposal is contingent on the condition the County provide road maintenance for the subdivision's roads. **Dolan** responded that he is going forward with the preliminary plat and will see how everything will progress.

**Lloyd made a motion to recommend approval of the preliminary plat for Stoney Creek West Addition to the Board of Supervisors in accordance with staff's recommendation. Seconded by Scheibe. Vote: 5-0, All Ayes.**



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4. **Other Business:**

- a. The next Planning & Zoning Commission Meeting scheduled for May 21<sup>st</sup> has been cancelled due to lack of agenda items.
- b. The June 4<sup>th</sup> Planning & Zoning Commission Meeting will have the Subdivision Regulations Work Session tentatively scheduled pending other applications/requests.
- c. On May 14<sup>th</sup> the Iowa State University Extension Office will be holding a Planning and Zoning Workshop at the Davenport Public Library.

5. **Adjournment: With no further comments and no other business to discuss, Chair Gibson adjourned the meeting at 7:37 P.M.**