



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION**

**Tuesday, June 18, 2019
7:00 P.M.**

Scott County Administrative Center
1st Floor Board Room
600 W Fourth Street
Davenport, Iowa 52801

AGENDA

1. **Call to Order.**
2. **Minutes:** Approval of the June 4, 2019 meeting minutes
3. **Public Hearing – Site Plan Review:** Application from **Julia Rubino & Bryce Flaherty** for a site plan review of a development known as Olathea Creek Vineyard located on a 16 acre (Parcel ID: 951433003), more or less, legally described as Lot 2 of Great River Hills Addition in Section 14, LeClaire Township. The applicants are requesting approval of a site plan in order to establish a winery and events center on the property. The property is zoned “A-G” Agricultural-General. A Special Use Permit for winery operation was granted by the Zoning Board of Adjustment on October 2, 2018.
4. **Public Hearing – Final Plat:** Application from **Victor and Michelle Gorsh** for the Final Plat of a Major Subdivision known as MicVic Acres located on two tracts of land (Parcel IDs: 032751008, 032751009) totaling 34 acres, legally described as part of the SE¼SW¼ less the west seven (7) acres of Section 27 in Winfield Township. The proposed Plat would subdivide the existing tracts into six (6) new lots.
5. **Public Hearing – Rezoning:** Application from **Craig & Cori Miller (owners) / Douglas & Karen Berneking (purchasers)** requesting to rezone a 2.4 acre tract, more or less, from “Agricultural-General (A-G)” to “Single-Family Residential (R-1),” legally described as the North 350 feet of the East 303.23 feet of Lot 3 Rustic Creek 2nd Addition, located in the NW ¼ of Section 6, Lincoln Township. According to the petition to rezone, the intended purpose of the rezoning request is to create a development right on 2.4 acres of a 44 acre parcel, more or less, which would be used to construct a new single-family dwelling. The applicant noted only one home would be located on the rezoned tract and the remaining 42 acres would remain in Conservation Reserve Programs (CRP).



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

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600 West Fourth Street
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6. **Public Hearing – Sketch Plan:** Application from **Ryan Dolan DBA Edgebrooke Homes LLC** for a Sketch Plan of a Major Subdivision known as Fields Edge Addition located on two tracts of land totaling 9 acres, more or less, legally described as Part of SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Pleasant Valley Township. The sketch plan proposes to subdivide an existing seven 7.7 acre parcel (Parcel ID#: 850717014), more or less, and a 1.2 acre parcel (Parcel ID#: 85071713), more or less, into ten (10) new lots and one (1) outlot. The property is zoned single-family residential (R-1) and each lot would retain one (1) development right.
7. **Other business:** Additional comments or issues to discuss (Commission members) / Opportunity for public comments
8. **Adjournment.**

Public Hearing/Meeting Procedure

- a. Chairman reads public notice of hearing.
- b. Director reviews background of request.
- c. Applicant /Representative provide any additional comments on request.
- d. Public may make comments or ask questions.
- e. Director makes staff recommendation.
- f. Applicant may respond or comment.
- g. Commission members may ask questions.
- h. Chairman closes the public portion of the hearing (No more public comments).
- i. Discussion period for the Commission members.
- j. Commission members make motion to approval, deny, or modify request.
- k. Final vote. Recommendation goes to Board of Supervisors.



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