



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, July 16, 2019
7:00 P.M.**

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

MEMBERS PRESENT: Clayton Lloyd, Daniel Portes, Carolyn Scheibe, Joan Maxwell, Lynn Gibson

MEMBERS ABSENT: Hans Schneckloth, Easton Armstrong

STAFF PRESENT: Timothy Huey, Planning & Development Director
Taylor Beswick, Planning & Development Specialist
Brad Wylam, Planning & Development Intern
Angie Kersten, Assistant County Engineer

OTHERS PRESENT: None

1. **Call to Order:** Chair Gibson called the meeting to order at 7:03 P.M.
2. **Minutes:** Approval of the June 18, 2019 meeting minutes. **Maxwell made a motion to approve. Seconded by Scheibe. Vote: All Ayes (5-0).**
3. **Acknowledge Withdrawal of Application: 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).*



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Lloyd made a motion to acknowledge the rezoning application withdrawal of **Craig & Cori Miller**. **Scheibe** seconded. **Vote: All Ayes (5-0)**.

4. **Subdivision Ordinance Review and Update Work Session:** **Chair Gibson** invited Planning & Development staff to present a review and history of the Scott County Comprehensive Plan and Subdivision Regulations.

Huey presented slides on the context and outline of discussion for the work session. Covered were topics submitted to staff by commissioners.

Huey then presented revised definitions for the subdivision regulations and elicited comments from the commissioners and staff.

Lloyd asked if there was any way to transfer land without going through a procedure in the subdivision ordinance. **Huey** responded there were none to his knowledge.

Section 9-14 of the Subdivision Ordinance cites the majority vote needed by the Board of Supervisors to overturn a Planning & Zoning Commission recommendation. **Portes** commented he did not like the idea of a 4/5 majority vote versus a simple majority. Other commissioners could not reach a consensus on this issue.

Section 9-17, **Lloyd** asked staff if 80 feet is too much right-of-way for all situations. **Kersten** responded that it depends on the topography. **Huey** added it is consistent with other sections and the developer can use the variance procedure if he/she feels less is required.

Discussion of Subdivision Ordinance revisions ended. **Huey** announced the next work session for Subdivision Ordinance discussion will be scheduled when the County Engineer finishes reviewing the Appendix.

Lloyd asked if the commission can be given examples of some poor road infrastructure in the County that Secondary Roads would no longer consider taking. A map or list would be desirable. **Huey** responded that staff could organize a field trip to visit some of the different infrastructure. **Lloyd** responded that this idea would be beneficial to the commission. **Portes & Gibson** also supported the idea of a field trip. Staff will schedule a trip at the next availability.

5. **Other Business:** None
6. **Adjournment:** With no further comments and no other business to discuss, **Chair Gibson** adjourned the meeting at 8:27 P.M.