



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, August 6, 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, Hans Schneckloth, Easton Armstrong
- MEMBERS ABSENT:** None
- STAFF PRESENT:** Timothy Huey, Planning & Development Director
Taylor Beswick, Planning & Development Specialist
- OTHERS PRESENT:** Applicants (2); Public (2)

1. **Call to Order:** Chair Gibson called the meeting to order at 7:01 P.M.
2. **Minutes:** Approval of the July 16, 2019 meeting minutes. Lloyd made a motion to approve the minutes. Maxwell seconded the motion. **Vote: All Ayes (7-0). Minutes approved.**
3. **Site Plan Review:** *Application from Teo Castillo for a site plan review of redevelopment known as Teo's Towing & Service, Inc. Located at 22330 20th Avenue on a 6.36 acre tract, more or less, legally described as part of the NE¼SE¼ of Section 20, Cleona Township (Parcel ID: 912039001). The site is currently zoned "Commercial-Light Industrial (C-2)". The application states the redevelopment will be a for a towing and car storage business.*

Chair Gibson briefly introduced the item and asked for the staff review.

Huey presented slides on the staff site plan review.



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Chair Gibson invited the applicant and/or representatives to present additional information to the Commission. **Greg Tarrow**, Manager for Teo's Towing Services, addressed the Commission and explained the intended use of the site as a holding area with no more than 30 cars at one time. He explained that the company is affiliated with AAA and covers most of eastern Iowa.

Chair Gibson then asked any members of the public to address the Commission.

Kerry Gruenhagen, a farmer who owns land directly east and across 20th Avenue of the proposed towing, addressed the Commission. He had concerns about loose debris blowing from the stored vehicles onto his property.

Chair Gibson asked for the staff recommendation. **Huey** read the staff recommendation.

Chair Gibson then opened up the Commission discussion.

Maxwell asked **Mr. Tarrow** if snowstorms are the highest inventory of cars for the company. He responded yes.

Schneckloth asked the applicant if he would be comfortable with a time limit condition for vehicles. The applicant responded that the longest a vehicle sits at one location is 14 days, and that occurs rarely.

Portes asked the applicant if he was comfortable changing the limit of cars from 25 to 30. The applicant had no objections to this change.

Chair Gibson asked who is in charge of keeping the proposed business within the conditions being discussed. **Huey** responded that the Planning & Development Department enforces the conditions only when notified by a submitted complaint.

Maxwell asked staff if the conditions proposed for Teo's Towing Service match those of the towing business to the north of I-80 at that exit. **Huey** responded they are similar except for slight differences in buildings and uses.

Gibson asked whether the current septic system on the property will work. **Huey** responded that the Health Department provided the applicant with companies which can inspect and service a multi-flow septic system.

Lloyd made a motion to approve the staff's recommendation with one change: change condition number two from 25 cars to 30. **Portes** seconded the motion.



Vote: All Ayes (7-0)

Site Plan is **approved** for the proposed towing and temporary car storage business with a small office building with the following conditions:

1. Any fencing be installed in accordance with the requirements of the C-2 Zoning District requirements;
2. That no more than 30 vehicles be stored on the site at any one time and the storage areas be setback a minimum of fifty feet from the County road right of way;
3. Additional landscaping along the I-80 right of way be installed to screen the property from the interstate;
4. That the analysis of the wastewater treatment system requested by the Health Department and the stormwater management plan requested by the County Engineer be submitted and approved within thirty (30) days of this site plan approval;
5. That any significant changes or expansion to this proposed use or the construction of additional buildings require additional approval of a site plan review.

4. **Informational Presentation - Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Proposed Update and Revisions:** *Informational Presentation on FEMA FIRM proposed updates and 90-day appeal process.*

Staff presented proposed FEMA Flood Insurance Rate Map Updates for Scott County.

5. **Other Business:**
 - a. Discussion of the Annual Joint meeting time being changed from 7 PM to 4 PM. The meeting date would be either the October 1st or October 15th.
 - b. **Chair Gibson** wanted to address site plan submittal requirements and standards
 - c. **Lloyd** stated he recognized that a staff person had been shown on the proposed minutes of the July 16 meeting who in fact had not been present. Motions were made, seconded and approved unanimously to rescind the prior action approving the draft minutes of the July 16, 2019 meeting and approving amended minutes without that name being deleted.
6. **Adjournment:** With no further comments and no other business to discuss, Chair Gibson adjourned the meeting at 8:20 P.M.