



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, August 20, 2019
7:00 P.M.**

MEETING MINUTES

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

- MEMBERS PRESENT:** Clayton Lloyd, Carolyn Scheibe, Joan Maxwell, Lynn Gibson, Hans Schneckloth, Easton Armstrong
- MEMBERS ABSENT:** Daniel Portes
- STAFF PRESENT:** Timothy Huey, Planning & Development Director
Taylor Beswick, Planning & Development Specialist
- OTHERS PRESENT:** Ryan Dolan (applicant); Jeff Cook (applicant)

1. **Call to Order:** Chair Gibson called the meeting to order at 7:03 P.M.
2. **Minutes:** Approval of the August 6, 2019 meeting minutes.

Lloyd made a motion to amend the ordering of actions regarding the amendment of the July 16 Meeting Minutes in the August 6th Meeting Minutes from Item 2 to Item 5.

Scheckloth arrived at 7:07 P.M. during discussion of the previous meeting minutes.

Maxwell made a motion to amend the first name of the member of the public in the August 6th Meeting Minutes.

Armstrong seconded to both motions.

Vote: All Ayes (6-0). Minutes approved with amendments.



3. **Sketch Plan Review – Major Plat:** *Application from Ryan Dolan DBA Edgebrooke Homes for a Sketch Plan Review of a Major Plat known as Field's Edge Addition. The plan proposes to subdivide an existing seven 7.7 acre parcel, more or less, and a 1.2 acre parcel, more or less, into seven (7) new lots and two (2) outlots. The property is zoned Residential Single-Family (R-1) and each lot would retain one (1) development right. All lots would have access via a private road built to county standards, located to the east of Criswell Street. The property is legally described as Part of SW¼NW¼ of Section 7, Pleasant Valley Township (Parcel ID#: 850717014 & 85071713)*

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

Huey presented slides on the staff review.

Chair Gibson invited the applicant and/or representatives to present additional information to the Commission. **Ryan Dolan (applicant)** stated to the Commission that Outlot B would retain private ownership for future easement and access to the east of the subdivision for potential future development.

Lloyd asked the applicant if there is a possibility that the larger part of the family farm not included in the subdivision could be developed in the future. **Dolan** responded not at this time but possibly in the future.

Chair Gibson then asked any members of the public to address the Commission. There were none.

Chair Gibson asked for the staff recommendation. **Huey** stated staff recommends approval of the Concept Plan for Field's Edge adding that he would like to amend the recommendation stated in the staff report and remove condition #1 based off **Dolan's** statement regarding Outlot B. **Huey** explained this allows the applicant better options in the future. Conditions #2-5 stand as is for a staff recommendation. Therefore staff is recommending approval with four conditions.

The staff recommendation includes the following conditions:

1. The private covenants include provisions for the ownership and maintenance of both the proposed outlots;
2. The area for the proposed road be shown as an outlot and be retained for access utility and stormwater drainage purposes
3. The private covenants include provision for road maintenance of the private road; and



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4. The County Engineer review and approve all street construction plans, drainage plans, and erosion control plans following preliminary plat approval and prior to construction.

Chair Gibson then opened up the Commission discussion.

Lloyd asked how far back does the R-1 zoning extend? **Huey** responded that it should read 600 feet per the currently adopted zoning map, not 300 feet as stated in the staff report. **Huey** added there does exist some R-1 zoned land on adjacent property not included in this concept plan.

Scheibe asked if the stormwater drainage on Outlot A is sufficient for the proposed development. **Huey** responded that the stormwater drainage will be analyzed and engineered for the Preliminary Plat.

Scheibe asked if a turnaround/cul-de-sac should be included in the road system. **Huey** responded that in the concept plan it is not shown but in the Preliminary Plat he would recommend one.

Maxwell stated that the City of Bettendorf is not annexing the residential zoned area for development but the County will potentially allow for it. **Huey** concurred with the statement and added the City of Bettendorf will no longer take developments which include septic tank systems. The first step for this application was to propose for the City of Bettendorf to annex, they refused.

Maxwell asked if Outlot B needs to be an easement. **Dolan** responded he would propose one in future versions of this plan.

Lloyd made a motion to approve the concept plan as recommended by staff. **Scheibe** seconded the motion.

Vote: (5-1) All ayes, with Maxwell dissenting.

Concept plan for Field's Edge Major Subdivision **approved** with the following four (4) conditions:

1. The private covenants include provisions for the ownership and maintenance of both the proposed outlots;



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2. The area for the proposed road be shown as an outlot and be retained for access utility and stormwater drainage purposes
 3. The private covenants include provision for road maintenance of the private road; and
 4. The County Engineer review and approve all street construction plans, drainage plans, and erosion control plans following preliminary plat approval and prior to construction.
4. **Public Hearing – Sketch/Final Minor Plat:** *Application from Jeff Cook DBA Cook Real Estate Development for a Minor Plat known as A Lot of Storage Subdivision. The plat proposes to subdivide an existing 5.5 acre parcel, more or less, into two (2) new lots. The property is zoned Commercial Light Industrial (C-2) and is located directly south of 160th Street (Locust Street) and directly west of Interstate I-280. The property is legally described as part of the NE¼NW¼ of Section 25, Blue Grass Township (Parcel ID#: 822503004).*

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

Huey explained the requirement for a public hearing for sketch plan & final plat for minor subdivision versus sketch plan (only) for a major subdivision. **Huey** then presented slides on the staff review.

Chair Gibson invited the applicant and/or representatives to present additional information to the Commission. **Jeff Cook (applicant)** had no comment.

Chair Gibson asked for the staff recommendation.

Huey stated that staff recommends that the Final Plat of A Lot of Storage be approved with the following three (3) conditions:

1. The plat be amended so that the proposed lot for the residence meet minimum lot size and that the septic system be located on that same lot in compliance with Health Department regulations;
2. The City of Davenport approve the Final Plat; and
3. Documentation of a recorded and legally binding shared access agreement be submitted prior to final plat approval.

Chair Gibson then opened up the Commission discussion.



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Lloyd asked what is the applicant's intention subdividing the house from the storage sheds. **Cook** responded that he no longer wishes to be a residential landlord but would still like to retain ownership of the storage shed business.

Armstrong made a motion to approve the Sketch/Final Plat with the staff's recommended conditions. **Maxwell** seconded.

Vote: (6-0) All Ayes. Sketch/Final Plat for A Lot of Storage Minor Subdivision Approved.

5. Other business: Additional comments or issues to discuss (Commission members) / Opportunity for public comments

A. The first meeting of September has been cancelled due to lack of agenda items.

B. The date and time for the joint meeting with the Board of Supervisors and the Board of Adjustment is still to be determined.

6. Adjournment: After a motion and second, the meeting was adjourned at 7:46 P.M.