

PLANNING & DEVELOPMENT

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Timothy Huey
Director

**SCOTT COUNTY
PLANNING AND ZONING COMMISSION**

**Tuesday, December 17, 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 November 19, 2019 meeting minutes
3. **Site Plan Review:** Application from **Kwik Trip Inc.** for a site plan review of a Kwik Star gas/diesel station and convenience store. The property is zoned Commercial Light Industrial (C-2) and is accessed and located directly south of 118th Avenue and west of Interstate I-280. The property is legally described as part of the NW¼NE¼ of Section 1 in Buffalo Township (Parcel ID#: 720105010; 720105011).
4. **Sketch Plan – Minor Plat Subdivision Review:** Application from **BRUS Farm Development LC (owner) and Kwik Trip Inc. (purchaser)** for sketch plan review of a Minor Subdivision known as **Kwik Trip 1071**. The plan proposes to subdivide an existing 62.8 acre tract, more or less, into two (2) new lots. Lot 1 will be 40.0 acres and Lot 2 will be 22.8 acres, more or less. The proposed lot 1 is zoned Commercial Light Industrial (C-2) and the proposed lot 2 is zoned Agricultural General (A-G). The property is accessed and located directly south of 118th Avenue and west of Interstate I-280. The purpose of the proposed subdivision is the development of a Kwik Star gas/diesel station and convenience store on the proposed lot 1. The property is legally described as part of the NE¼ of Section 1 in Buffalo Township (Parcel ID#: 720105010; 720105011; 720121001).
5. **Other business:** Additional comments or issues to discuss (Commission members) / Opportunity for public comments
6. **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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