



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, February 18, 2020
7:00 P.M.**

MEETING MINUTES

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

MEMBERS PRESENT: Armstrong, Gibson, Lloyd, Maxwell, Piatak, Scheibe, Schneckloth,

MEMBERS ABSENT:

STAFF PRESENT: Timothy Huey, Planning & Development Director
Taylor Beswick, Planning & Development Specialist

OTHERS PRESENT: Victor & Michele Gorsh, Kyle Zelle (applicants);
Wade Dumond (applicant);
Three (3) members of the public

1. **Call to Order** – Chair **Gibson** called the meeting to order at 7:00 PM.
2. **Minutes:** *Approval of the December 17, 2019 meeting minutes.*

Armstrong made a motion to approve the minutes as presented. **Lloyd** seconded.

Vote: All Ayes (6-0). Minutes Approved.

3. **Election of 2020 Officers.**

Scheibe made a motion to elect **Gibson** as Chair. **Lloyd** seconded.

Vote: All Ayes (6-0)

Lloyd made a motion to elect **Scheibe** as Vice-Chair. **Piatak** seconded.

Vote: All Ayes (6-0)

***Schneckloth** arrived to the meeting at 7:05 P.M.



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

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600 West Fourth Street
Davenport, Iowa 52801-1106

- 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 SE¹/₄SW¹/₄ 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.*

Chair Gibson introduced the item and asked for the staff review. **Huey** presented the staff review.

Chair Gibson asked the applicants for any comment. They had nothing to add to the staff review.

Chair Gibson asked any members of the public for comment. **Mike Mayfield**, neighbor to the west of the development, asked what access is allowed on the utility easement. **Kyle Zelle** identified the 20' foot access easement, and stated this is only on the neighboring property and does not exist on the Gorsh property. There does exist a 15' foot utility easement for maintenance utilities only, on the Gorsh property.

Neighbor **Joe Settin** requested copies of the surveyors opinion that the access easement is not on the Gorsh property.

Chair Gibson closed the public hearing and asked for the staff recommendation.

Huey shared the staff recommendation that the Final Plat for MicVic Acres be approved with no conditions.

Lloyd made a motion for approval of the Final Plat for MicVic Acres. **Scheibe** seconded.
Vote: All Ayes (7-0). Final Plat of MicVic Acres approved.



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5. **Public Hearing – Final Plat:** *Application from BRUS Farm Development LC (owner) and Kwik Trip Inc. (purchaser) for a Final Plat of a minor subdivision known as Brus Commercial Park 2nd Addition. The plat 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).*

Chair Gibson introduced the item and asked for the staff review. **Huey** presented the staff review.

Chair Gibson asked the applicant for any comment. **Wade Dumond**, representing Kwik Trip, Inc., noted the mobile home park to the west is not interested in access to the property infrastructure. A fence will be constructed on the property line.

Chair Gibson closed the public hearing and asked for the staff recommendation.

Huey shared the staff recommendation that the Final Plat for Brus Commercial Park 2nd Addition be approved with the following two (2) conditions:

1. The septic system for development on Lot 1 be located on that same lot in compliance with Health Department regulations;
2. Documentation of a recorded and legally binding shared access agreement be submitted prior to final plat approval.

Lloyd made a motion for approval of the Final Plat for Brus Commercial Park 2nd Addition with two (2) conditions. **Schneckloth** seconded.

Vote: All Ayes (7-0). Final Plat for Brus Commercial Park 2nd Addition with two (2) conditions approved.

Conditions:

1. The septic system for development on Lot 1 be located on that same lot in compliance with Health Department regulations;
2. Documentation of a recorded and legally binding shared access agreement be submitted prior to final plat approval.



**Planning & Development
Scott County, Iowa**

Timothy Huey, Director

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

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

The March 3rd Meeting has been cancelled. The Planning Workshop will be available for commissioners on March 3rd in Iowa City, Iowa.

7. Adjournment.

Meeting was adjourned at 7:40 P.M.