



Timothy Huey  
Director

**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
MINUTES**

**Tuesday, May 19, 2020**  
1<sup>st</sup> Floor Board Room Administrative Center  
**5:00 P.M.**

Commissioners present: **Gibson, Lloyd, Maxwell, Scheibe, Schneckloth**

Commissioners absent: **Armstrong, Piatak**

Staff: **Huey, Beswick, Kersten** (County Engineer)

Applicant: **Ryan Dolan**

Public: **Mike Noyse, Aaron Tennant** (both neighbors of proposed subdivision)

\*Meeting was conducted via teleconference.

**1. Call to Order**

**Chair Gibson** called the meeting to order at 5:00 P.M.

**2. Minutes:** *Approval of the April 21, 2020 meeting minutes.*

**Lloyd** motioned a vote to approve the minutes as presented. **Maxwell** seconded.

**Vote: All Ayes (5-0). Minutes approved.**

**3. Public Hearing – Preliminary Plat – Major Subdivision:** *Application from **Ryan Dolan DBA Edgebrooke Homes** for a Preliminary Plat Review of a Major Subdivision known as Field's Edge Addition. The plat proposes to subdivide an existing seven 7.7 acre parcel, more or less, and a 1.2 acre parcel, more or less, into eight (8) new lots and one (1) outlot. The property is zoned Residential Single-Family (R-1) 635' feet from the Cristwell Street ROW, and the remainder is zoned Agricultural-General (A-G). Outlot A is platted in the A-G zoned section of this property and is to be used for storm water retention. 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** introduced the item and asked for the Staff's review.

**Huey** presented the staff review for the Preliminary Plat.

**Chair Gibson** asked the applicant if he had any comments.

Ryan **Dolan, DBA Edgebrooke Homes**, addressed two (2) items in the staff review. Item one, regarding the minimum lot sizes not being met for Lot 3 and Lot 4, **Dolan** said he planned to submit a variance application and a reconfigured plat to the Commission. Item two, regarding flooding and soil erosion on neighboring properties, **Dolan** stated he was unaware of the issue and the soil erosion needed to be adjusted. He promised prompt action to satisfy the neighbor's issues.

**Chair Gibson** asked any members of the public for comment.

Mike **Noyse**, president of Woodlands Homeowners Association and a neighbor of the proposed development residing at 18395 Robbins Road, Pleasant Valley, submitted photos of flooding and erosion occurring at the residence of Aaron **Tennant**.

Aaron **Tennant**, 18455 Robbins Road, Pleasant Valley, spoke to these photos and stated the erosion was occurring during rainstorms and causing damage to his property.

**Chair Gibson** closed the public comment portion of the Public Hearing, and asked for staff's recommendation.

**Huey** first noted the temporary turnaround would be reviewed during the road design stage by the County Engineer. **Huey** recommended approval of the Preliminary Plat with conditions:

1. The buildable portion area of Lot 3 and Lot 4 each meet or exceed 30,000 square feet;
2. The private covenants include provisions for the ownership and maintenance of the proposed outlot;
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.

**Huey** noted a variance request for meeting condition one (1), would require a separate Public Hearing, and if the applicant wished to pursue this, staff recommended the Commission to table the vote on approval of the Preliminary Plat until after the future variance Public Hearing.

**Chair Gibson** asked the applicant if he had a comments in response to staff's recommendation.

## PLANNING & DEVELOPMENT

600 West Fourth Street  
Davenport, Iowa 52801-1106  
Email: [planning@scottcountyiowa.com](mailto:planning@scottcountyiowa.com)  
Office: (563) 326-8643



Timothy Huey  
Director

**Dolan** stated that Lot 3 and Lot 4 would match the density of adjacent development in the City of Bettendorf.

**Lloyd** asked if the applicant if he could explain the grading/fill process at the development in more detail. **Dolan** stated the fill that has been brought into the site so far has been stockpiled and it appears the erosion plan has failed. He added saturation of soils has been a chronic issue for the past 1-1 ½ years at the site. **Lloyd** asked the applicant if he was aware of the erosion issues in the fall of 2019. **Dolan** stated he was not aware at the time.

**Lloyd** asked if Outlot A will be designed with a stormwater detention pond and will that pond be able to handle runoff from surrounding developments. **Dolan** responded it will be sufficiently designed to meet the County's standards.

**Chair Gibson** concurred with **Lloyd's** comments and concerns. **Scheibe, Schnekloth, and Maxwell** also commented that they have similar concerns. **Schnekloth** added that he has concerns for the septic systems on the small lots, despite them meeting minimum size.

**Lloyd** made a motion to table the vote on approval of the Preliminary Plat due to lots not meeting minimum size and erosion issues. The item would be tabled until the next scheduled meeting of June 16<sup>th</sup>, barring a request for a variance, in which the vote would be tabled after that Public Hearing. **Maxwell** seconded.

**Vote: All Ayes (5-0). Item tabled until next scheduled Planning and Zoning Commission Meeting.**

#### **4. Work Session – Subdivision Ordinance Update:**

**Scheibe** stated she would like to schedule discussion of the Subdivision Ordinance Update to a future meeting when the Commission is able to meeting in-person and with full attendance. The Commissioners discussed and reached a consensus to hold a work session on the Subdivision Ordinance Update at undetermined future meeting date.

#### **5. Other Business:** None

#### **6. Adjournment.** Meeting was adjourned with a motion and a second at 5:55 P.M.