



Timothy Huey
Director

**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
MINUTES**

Tuesday, June 16, 2020
1st Floor Board Room Administrative Center
5:00 P.M.

Commissioners present: **Armstrong, Piatak, Maxwell, Scheibe, Schneckloth**

Commissioners absent: none

Staff: **Tim Huey, Taylor Beswick**

Applicant: **Ryan Dolan**

Public: **Mike Noyse**, (neighbor of proposed subdivision)

*Meeting was conducted via teleconference.

1. Call to Order

Vice Chair Scheibe called the meeting to order at 5:00 P.M.

2. Minutes: *Approval of the May 19, 2020 meeting minutes.*

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

Vote: All Ayes (4-0). Minutes approved.

3. Public Hearing – Variance to the Subdivision Ordinance: *In accordance with Section 9-20. of the Subdivision Ordinance of unincorporated Scott County, the Planning and Zoning Commission will review a request for a variance to Section 9-16.F.(4). **Ryan Dolan DBA Edgebrooke Homes** is requesting a variance of fifteen (15) feet wide flag lot access stems in lieu of the twenty (20) feet wide prescribed by the Subdivision Ordinance. This variance would be applied to Lot 3 and Lot 4 of the proposed Field's Edge Addition Major Subdivision. The applicant is applying for the variance before proceeding with formal approval of the Preliminary Plat.*

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).

Vice Chair Scheibe introduced the item and asked for the Staff's review.

Huey presented the staff review for the Subdivision Variance request.

Vice Chair Scheibe asked the applicant if he had any comments.

Ryan Dolan, DBA Edgebrooke Homes, stated the driveway will likely be 15 feet wide. Driveways are usually 12 feet wide. The driveway will be centered on the shared lot lines.

Vice Chair Scheibe 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, had no comment on the variance.

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

Huey read the staff's recommendation that the request by Ryan Dolan DBA Edgebrooke Homes for fifteen (15) feet wide flag lot access stems in lieu of the twenty (20) feet wide prescribed by Section 9-16.F.(4) of the Subdivision Ordinance be **approved** with one condition:

1. The private covenants include provision for road maintenance of the shared private driveway between owners of lot 3 and lot 4;

Dolan had no comment regarding the staff recommendation.

Piatak asked if staff knew what the shared agreement entails. **Huey** responded that it is fairly standard shared maintenance agreement.

Maxwell asked if two adjacent flagpole lots are common. **Huey** responded they are not.

Armstrong made a motion to approve the variance as presented by staff. **Piatak** seconded.

Vote: All Ayes (4-0). Variance approved.

Mike Noyse, president of Woodlands Homeowners Association and a neighbor of the proposed development residing at 18395 Robbins Road, Pleasant Valley, commented on

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the Preliminary Plat of Field's Edge Addition. He states, he is continuing to receive complaints of erosion from development to the north of the subdivision. **Dolan** responded that improvements have been made to the erosion plan and he noticed other adjacent property being the source of the soil erosion. **Dolan** also stated he has been in contact with the Iowa Department of Natural Resources and the Scott County Planning and Development Department in order to remedy the issue.

Huey confirmed the Commission's consensus, that the vote for the Preliminary Plat of Field's Edge Addition will be tabled until the July 7th Planning and Zoning Commission Meeting.

4. **Discussion of Recently Enacted State Legislation:** *House File 2477, an Act relating To County Regulation of Certain Agricultural Experiences; AND House File 2512, an Act relating to county zoning procedures, and including effective date and applicability provisions.*

(**Schneklath** joined the meeting at 5:20 P.M.)

Huey discussed changes to the Planning & Zoning Commission due to new State Legislation.

5. **Other Business:** None
6. **Adjournment.** Meeting was adjourned with a motion and a second at 5:35 P.M.