



Timothy Huey
Director

**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
MINUTES**

Tuesday, July 7, 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: None

*Meeting was conducted via teleconference and in-person.

1. Call to Order

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

2. Minutes: *Approval of the June 16, 2020 meeting minutes.*

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

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

3. Tabled Item – 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 SW¹/₄NW¹/₄ of Section 7, Pleasant Valley Township (Parcel ID#: 850717014 & 85071713). A subdivision variance for the*

minimum width of flagpole lot stems was approved by the Planning & Zoning Commission on June 16, 2020.

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

Huey presented the staff review for the Preliminary Plat. This is the second time the plat has been before the Commission. Last meeting, a variance was approved to allow 15' flag pole stems on two lots.

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

Ryan Dolan, DBA Edgebrooke Homes, submitted photos of erosion and erosion prevention to staff and commissioners prior to the meeting. He suspects that not all of the erosion is likely coming from his property but from adjacent farmland.

Vice Chair Scheibe asked any members of the public for comment. There were none.

Maxwell commented that she had visited the development site and noted the steep grades, abundant fill, and has concerns of the lack of a erosions fencing.

Piatak asked staff if erosion fencing is a requirement prior to a Preliminary Plat. **Huey** replied that erosions plans are usually submitted after Preliminary Plat but prior to approval of Final Plat, unless there exists specific concerns.

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.

Maxwell made a motion that the Preliminary Plat for Field's Edge Addition be denied without prejudice to allow the applicant to address erosion control issues related to this subdivision prior to the Commission making a subsequent review and recommendation on this Preliminary Plat. **Piatak** seconded.

Vote: All Ayes (4-1). Scheibe dissenting. Preliminary Plat for Field's Edge Addition recommended to the Board of Supervisors to be denied without prejudice due to erosion issues.

4. **Other Business:** d

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- **Beswick** notified the Commission the July 21, 2020 meeting is cancelled due to lack of agenda items.
- **Piatak** asked for a status of the two (2) vacancies on the Planning and Zoning Commission. **Huey** replied the Board of Supervisors is currently vetting potential appointments and they will need to be confirmed by a majority at a future Board Meeting.

5. **Adjournment.** Meeting was adjourned with a motion and a second at 5:25 P.M.