

PLANNING & DEVELOPMENT

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Timothy Huey
Director

**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
AGENDA**

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

PARTICIPATION OPTIONS:

Connect Via Phone:

1-408-418-9388 Meeting number: **146 780 6371** Password: **23456**

Connect via Computer, or Webex application:

Host: www.webex.com Meeting number: **146 780 6371** Password: **23456**

Link to meeting (click): [Scott County Planning & Zoning Commission Meeting 09-01-2020](#)

Full link (copy & paste):

<https://scottcountyiowa.webex.com/scottcountyiowa/j.php?MTID=mdd82ed747e440dfa6dbb825ef2f44a90>

PUBLIC NOTICE is hereby given that the Scott County Planning & Zoning Commission meeting will be held by electronic telephone conference with the call originating from the Scott County Administrative Center with **MINIMAL** public access in an effort to mitigate the spread of **COVID-19**. The public will be allowed into the Scott County Administrative Center Board Room at 4:45P.M., however due to the Iowa Governor limiting gathering size limits to 16 persons, we recommend calling in. Please place your phone on **mute** until you are called upon from the Chair. The electronic meeting is allowed is allowed by Scott County Planning and Zoning Commission's Administrative Rules and by Iowa Code Section 21.8(1)(b) as it is necessary to provide direction from the Commission for several time-sensitive issues listed on the agenda.

- 1. Call to Order**
- 2. Minutes:** Approval of the July 7, 2020 meeting minutes.
- 3. Public Hearing Rezoning - Agricultural-Preservation District (A-P) to Commercial and Light Industrial District (C-2):** Application from owner **Duane Mumm** to rezone 0.31 acres, more or less, from A-P to C-2. The location of the requested rezoning is 29640 Allens Grove Road, Dixon, Iowa and is legally described as part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18 in Allens Grove Township ([Parcel# 021819008](#)). The applicant states the property currently contains a warehouse built in 1960, a well, and will never be farmed. There is no septic so the applicant states the warehouse is the limited use of the parcel.

4. **Public Hearing: Rezoning – Agricultural-Preservation District (A-P) to Agricultural Commercial Service Floating District (ACS-F):** Application from owner **Bradley Meyer DBA Paul Meyer Chemicals, Incorporated** to rezone 7.26 acres, more or less, from A-P to ACS-F. The location of the parcel requested rezoning is 8495 New Liberty Road, Walcott, Iowa and is legally described as part of the SE¹/₄NW¹/₄ and part of the NE¹/₄SW¹/₄ of Section 16 in Hickory Grove Township ([Parcel# 921635003](#)). The area requested for rezoning is adjacent to a 7.41 acre parcel, zoned ACS-F and the location of Paul Meyer Chemicals, Incorporated. The applicant states the rezoning would allow the business to expand their property 750 feet to the south and construct a dry fertilizer storage building.
5. **Resubmitted Item - Final Plat – Major Subdivision:** Application from **Tim Dolan DBA Stoney Creek North, LC**, for a Final Plat of a Major Subdivision known as Stoney Creek North Third Addition located on two tracts of land ([Parcel# 850623008](#) ; [Parcel # 850639002](#)) totaling 16.42 acres, more or less, legally described as part of the SE¹/₄NE¹/₄ of Section 6 AND part of the NE¹/₄SE¹/₄ of Section 6 in Pleasant Valley Township. The proposed Plat would subdivide the existing tracts into fourteen (14) new lots and seven (7) outlots.

On November 5, 2019, the Planning and Zoning Commission recommended approval of this Final Plat. The application deadline for this Final Plat to be heard by the Board of Supervisors has passed, requiring a resubmittal to the Planning and Zoning Commission.

6. **Resubmitted 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#: 850717014](#) ; [Parcel# 85071713](#))

A subdivision variance for the minimum width of flagpole lot stems was approved by the Planning & Zoning Commission on June 16, 2020. The Planning & Zoning Commission recommended to deny the plat without prejudice due to concerns erosion and stormwater drainage. Included in the resubmittal of the Preliminary Plat are a erosion control plan and a Stormwater Pollution Prevention Plan

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

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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.