



Timothy Huey
Director

**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
MINUTES**

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

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

Commissioners absent: **Armstrong**

Staff: **Tim Huey, Taylor Beswick**

Applicants: **Duane Mumm, Bradley Meyer, Tim Dolan, Ryan Dolan**

Public: **Lee Friederichs**

*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 July 7, 2020 meeting minutes.*

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

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

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 SE¹/₄NW¹/₄ 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.*

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

Huey presented the staff review for the rezoning.

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

Duane **Mumm**, the applicant, had no additional comments.

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

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 rezoning of this property from Agricultural-Preservation (A-P) to Commercial Light Industrial (C-2) be **approved** based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies.

Mumm had no comment regarding the staff recommendation.

Maxwell made a motion to approve the rezoning in concurrence with the staff's recommendation. **Piatak** seconded.

Vote: All Ayes (4-0). Rezoning of A-P to C-2 recommended for approval to the Board of Supervisors.

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.*

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

Huey presented the staff review for the rezoning.

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

Bradley Meyer, the applicant, commented that the business had a demand for onsite storage of fertilizer.

Vice Chair Scheibe asked any members of the public for comment.

Lee **Friederichs**, neighbor to the east (8815 New Liberty Road), approved of the expansion and rezoning but wished the development would keep light spillage at a minimum.

PLANNING & DEVELOPMENT

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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 rezoning of this property from Agricultural-Preservation (A-P) to Agriculture Commercial Service Floating District (ACS-F) be **approved** based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies with one (1) condition:

1. All development on the rezoned property keep light spillage at a minimum.

Meyer had no comment regarding the staff recommendation.

Maxwell asked if the Planning and Zoning Commission would review a building plan for this development. **Huey** responded they would only come back the Commission if the use changed significantly.

Maxwell made a motion to approve the rezoning in concurrence with the staff's recommendation. **Schneckloth** seconded.

Vote: All Ayes (4-0). Rezoning of A-P to ACS-F recommended for approval with one (1) condition to the Board of Supervisors.

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 SE¼NE¼ of Section 6 AND part of the NE¼SE¼ 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.

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

Huey presented the staff review for the Final Plat. This is a resubmittal which the Planning and Zoning Commission approved in November of 2019. The Planning and Zoning Commission's recommendation expired.

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

Tim **Dolan**, the applicant, had no additional comments.

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

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 Final Plat of Stoney Creek North Third Addition be approved.

Tim Dolan had no comment regarding the staff recommendation.

Piatak made a motion to approve the Final Plat in concurrence with the staff's recommendation. **Maxwell** seconded.

Vote: All Ayes (4-0). Final Plat of Stoney Creek North Third Addition recommended for approval to the Board of Supervisors.

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

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

Huey presented the staff review for the Preliminary Plat. This is a resubmittal which the Planning and Zoning Commission denied without prejudice in July of 2020. The resubmittal includes a stormwater pollution study, erosion plan, and erosion details.

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

Ryan **Dolan**, the applicant, had no additional comments.

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

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 Preliminary Plat of Stoney Creek North Third Addition be approved with six (6) conditions:

1. The private covenants include provisions for the ownership and maintenance of the proposed outlot;
2. The private covenants include provision for road maintenance of the private road;
3. The private covenants include provision for road maintenance of the shared private driveway between owners of lot 3 and lot 4;
4. The County Engineer review and approve all street construction plans following preliminary plat approval and prior to construction;
5. The applicant submit weekly erosion control performance reports to the County Engineer; and
6. The temporary hammerhead turnaround be constructed with an approved hard surface.

Ryan Dolan had no comment regarding the staff recommendation.

Maxwell made a motion to add a condition requiring staff and the applicant to examine adding in the covenants a regulation revoking the right to protest annexation into the City of Bettendorf. **Schneckloth** seconded.

Piatak made a motion to approve the Final Plat with seven (7) conditions:

1. The private covenants include provisions for the ownership and maintenance of the proposed outlot;
2. The private covenants include provision for road maintenance of the private road;
3. The private covenants include provision for road maintenance of the shared private driveway between owners of lot 3 and lot 4;
4. The County Engineer review and approve all street construction plans following preliminary plat approval and prior to construction;
5. The applicant submit weekly erosion control performance reports to the County Engineer;
6. The temporary hammerhead turnaround be constructed with an approved hard surface; and
7. Staff and the applicant examine adding in the covenants a regulation revoking the right to protest annexation into the City of Bettendorf.

Maxwell seconded.

Vote: All Ayes (4-0). Preliminary Plat of Field's Edge Addition recommended for approval to the Board of Supervisors with seven (7) conditions.

7. **Other business:** *Additional comments or issues to discuss (Commission members) / Opportunity for public comments*
 1. Upcoming meeting on September 15.
 2. Two new appointments to fill vacancies on the Planning and Zoning Commission are on the September 3rd Board of Supervisor's Meeting Agenda.
8. **Adjournment.** Meeting was adjourned with a motion and a second at 5:45 P.M.