



Timothy Huey
Director

**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
MINUTES**

Tuesday, September 15, 2020
1st Floor Board Room Administrative Center
5:00 P.M.

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

All Commissioners participated virtually.

Commissioners absent: **None**

Staff: **Tim Huey, Taylor Beswick**

Applicants: **Brian Dockery (representing RiverStone Inc.)**

Public: Lee **Friederichs**

*Meeting was conducted via teleconference and in-person.

1. Call to Order

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

2. Minutes: *Approval of the September 1, 2020 meeting minutes.*

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

Vote: All Ayes (7-0). Minutes approved.

3. Public Hearing: Rezoning – Agricultural-Preservation District (A-P) to Industrial District (I): *Application from owner **Brian Dockery DBA RiverStone Group, Incorporated to rezone 58.5 acres from A-P to I. The location of the parcel requested to be rezoned is bounded by on the west side by the Curtis Matthew Van Den Burghe property (2240 New Liberty Road), to the north by Van Den Berghe Survivors Trust/Beverly Meyer, to the south by New Liberty Road (Highway 130), and to the east by the applicant. The parcels requested to be rezoned are legally described as part of the NE¹/₄NW¹/₄ and the west half of the NW¹/₄NE¹/₄ of Section 33 in New Liberty Township ([Parcel# 013305003](#) ; [Parcel#](#)***

[013303002](#)). RiverStone Group currently operates a mining operation on 53.8 acres Industrial (I) zoned land to the east of the property requested to be rezoned.

The applicant states the rezoning will allow RiverStone Group's proposed New Liberty Project to proceed which would allow secondary processing on the subject property. Currently, the subject property allows limestone extraction and primary processing. The quarry will provide the Scott County Region with an essential natural resource – crushed stone. Stone from the proposed project site will be used to build, maintain, and replace interstate highways, primary and secondary roads, homes, churches, hospitals, parks, schools, police and fire stations, and other public and private facilities.

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

Huey presented the staff review for the rezoning.

Chair Scheibe asked the applicant if he had any comments.

Brian **Dockery** (338 W. Broadway, Eldridge, IA) representing **RiverStone Inc**, emphasized that the rezoning is only required due to the proposed construction of secondary processing buildings on the property. The company is currently allowed to conduct mining/extraction operations on site, with the approval of 2008 Special Use Permit.

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

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 Industrial (I) be **approved** based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies.

Dockery 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 (7-0). Rezoning of A-P to I recommended for approval to the Board of Supervisors.

PLANNING & DEVELOPMENT

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4. **Other business:** *Additional comments or issues to discuss (Commission members) / Opportunity for public comments*
 1. **Huey** clarified that since there was a vacancy of Planning & Zoning Commission Chair, the Administrative Rules state that the Vice Chair becomes the defacto Chair until the next Officer vote. Chair Scheibe shall be Chair until next vote.

5. **Adjournment.** Meeting was adjourned with a motion and a second at 5:35 P.M.