



Timothy Huey
Director

**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
MINUTES**

Tuesday, December 1, 2020
Virtual Only
5:00 P.M.

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

All Commissioners participated virtually.

Commissioners absent: **Steward**

Staff: **Tim Huey, Taylor Beswick**

Applicants: **Barry & Arlene Travers**

Public: None

*Meeting was conducted only via teleconference

1. Call to Order

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

2. Minutes: *Approval of the September 15, 2020 meeting minutes.*

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

Vote: All Ayes (6-0). Minutes approved.

3. Public Hearing: Rezoning – Agricultural-General District (A-G) to Single-Family Residential District (R-1): *Application from owner Barry Traver DBA Traver Properties LLC to rezone 35 acres, more or less, from A-G to R-1. The location of the requested area to be rezoned is north of US-61, south of 145th Street, and accessed on the west side of 110th Avenue. The location includes the dwelling addressed 14150 110th Avenue, Davenport. The land requested to be rezoned is legally described as part of the NE¹/₄SE¹/₄ and part of the SE¹/₄SE¹/₄ of Section 35 in Blue Grass Township (Parcel# 823539002; Parcel# 823555006; Parcel #823555007).*

The applicant states the rezoning will allow them to build an additional single-family dwelling and market the remainder of the rezoned property for future residential development.

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.

The applicants, **Barry and Arelene Traver**, had no additional comment.

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-General (A-G) to Single-Family Residential (R-1) be **approved** based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies.

Traver had no comment regarding the staff recommendation.

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

Vote: Approved (5-1), (Maxwell voting no). Rezoning of A-G to R-1 recommended for approval to the Board of Supervisors.

4. Work Session: Discussion of Subdivision Ordinance Update

Huey introduced the item and asked the Commission if there were any further questions on the draft amendments to the Subdivision Ordinance. **Schiebe** asked if any new members needed background or context of the changes.

Armstrong made a motion to set at public hearing on January 19, 2021 for consideration of the adopting the amended subdivision ordinance before the Planning & Zoning Commission. **Piatak** seconded.

Vote: All Ayes (6-0)

5. Other business: Additional comments or issues to discuss (Commission members) / Opportunity for public comments

1. **Huey** Notified the Commission that there would be a meeting on December 15th.

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Email: planning@scottcountyiowa.com

Office: (563) 326-8643



Timothy Huey
Director

2. **Beswick** notified the Commission that a property owner asked the Planning & Development about commercial-scale solar farm regulations. There currently are none adopted by Scott County. The Commission agreed to have a future work session looking at model ordinance and discuss solar ordinances.

6. **Adjournment.** Meeting was adjourned with a motion and a second at 5:55 P.M.