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**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
AGENDA**

**Tuesday, December 15, 2020**  
**Online/Call-In Access Only Due to COVID-19**  
**5:00 P.M.**

**PARTICIPATION OPTIONS:**

**Connect Via Phone:**

**1-408-418-9388** Meeting number: **146 340 2163** Password: **1234**

**Connect via Computer, or Webex application:**

Host: [www.webex.com](http://www.webex.com) Meeting number: **146 340 2163** Password: **1234**

**Link to meeting (click):** [Scott County Planning & Zoning Commission Meeting 12-15-2020](#)

**Full link (copy & paste):**

<https://scottcountyiowa.webex.com/scottcountyiowa/onstage/g.php?MTID=e5508e6d567fc49f4b5d0c892f22b32c0>

**Please find call-in instructions, agenda, and meeting materials here:**

<https://www.scottcountyiowa.gov/planning/planning-zoning-commission/meetings>

**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 December 1, 2020 meeting minutes.

**3. Site Plan Review – Brian Gall**

Site plan review for a commercial storage, office space, and small wood shop from applicant **Brian Gall**. The proposed business is to be located at 21160 Brady Street, Davenport in an existing building which has been vacant for more than one year. The building is located on a 21,780 sq. ft. (0.5 acre) lot and Canadian Pacific Railroad right-of-way. The applicant leases

5,090 sq. ft. of land from Canadian Pacific Railroad. The proposed business is currently located in the Commercial-Light Industrial (C-2) Zoning District and the proposed uses are permitted in this district. The parking and outdoor storage area for the business are currently enclosed by a chain-link fence with a lockable gate. The proposed business is accessed via Brady Street, to the southeast. The location is legally described as Lot 1 of Iverson Survey or part of the SW ¼ SW ¼ of Section 25 in Sheridan Township (Parcel #: [932549201](#)). The site plan review by the Planning & Zoning Commission has been initiated due to property being vacant for more than one year.

**4. Public Hearing – An Ordinance To Adopt New Flood Insurance Rates Maps In Accordance With The National Flood Insurance Program And Amend Certain Provisions And Sections Of Scott County Code Chapter 6, Zoning For Unincorporated Areas Related To Floodplain Regulations**

The Federal Emergency Management Agency (FEMA) has finalized a new Flood Insurance Rate Map (FIRM) for Scott County, Iowa. The map will become effective on March 23, 2021. Prior to the effective date, all jurisdictions must adopt the new FIRM to continue participation in the National Flood Insurance Program (NFIP). Text amendments to sections of the Scott County Code Chapter 6 are being proposed to be in compliance with Iowa Model Floodplain Ordinance Language and Definitions as defined by FEMA and the Iowa Department of Natural Resources (IDNR). Copies of the finalized FIRM and Draft Ordinance Text Amendments can be viewed at:

<https://www.scottcountyiowa.gov/planning/planning-zoning-commission/meetings>

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

**6. Adjournment.**

*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.