



Timothy Huey  
Director

**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
MINUTES**

**Tuesday, December 15, 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: **Brian Gall**

Public: None

\*Meeting was conducted only via Webex/teleconference

**1. Call to Order**

**Chair Scheibe** called the meeting to order at 5:05 P.M.

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

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

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

**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.*

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

**Beswick** presented the staff review for the site plan review. Staff recommended that the Site Plan be approved for the proposed commercial storage, office space, and small wood shop business with a small office with the following conditions:

1. That the analysis of the wastewater treatment system and well requested by the Health Department be submitted and approved within ninety (90) days of this site plan approval;
2. That any significant changes or expansion to this proposed use or the construction of additional buildings require additional approval of a site plan review.

There were no members of the public present, other than the applicant.

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

The applicant, **Brian Gall**, had no additional comment.

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

**Vote: Approved (6-0). Site plan approved with two (2) conditions.**

**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>

**Huey** briefly covered the background of the item.

**Chair Scheibe** asked any members of the public present for comment. There were none. There was no discussion or questions brought forward by the Commission.

**PLANNING & DEVELOPMENT**

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**Rochau** made a motion to recommend approval of the new Flood maps and Ordinance Amendments. **Piatak** seconded.

**Vote: All Ayes (6-0)**

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

None

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

DRAFT