



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, January 19, 2021
Online/Call-In Access Only Due to COVID-19
5:00 P.M.

PARTICIPATION OPTIONS:

Connect Via Phone:

1-408-418-9388 Meeting number: **146 642 7892** Password: **123456**

Connect via Computer, or Webex application:

Host: www.webex.com Meeting number: **146 642 7892** Password: **123456**

Link to meeting (click): [Scott County Planning & Zoning Commission Meeting 1-19-2021](#)

Full link (copy & paste):

<https://scottcountyiowa.webex.com/scottcountyiowa/onstage/g.php?MTID=e805304b221d1ef2f17d677062cb2859d>

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

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

****VIRTUAL ONLY** **NO PERSONS WILL BE ALLOWED IN ADMIN BUILDING****

1. Call to Order

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

3. Election of 2021 Officers

4. Public Hearing – Adoption of Revised and Updated Subdivision Ordinance

Consideration of a proposed ordinance amendment to repeal Chapter 9 Subdivisions of the Scott County Ordinance and adopt a revised and amended Chapter 9 Subdivision Ordinance. The proposed Ordinance adopts amended definitions to gain consistency with Iowa Statewide Urban Design Specifications (SUDAS), among other updates. A draft copy is available for review here:

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

5. **Public Hearing: Rezoning – Agricultural-General District (A-G) to Single-Family Residential District (R-1)**: Application from owner Alan & Erin Rubach to rezone 72.05 acres, more or less, from A-G to R-1. The location of the requested area to be rezoned is north of 267th Street and west of Scott Park Road. The rezoning request does not include the dwelling addressed 26880 Scott Park Road or a 7 acre area located on the northwest corner of the intersection of 267th Street and Scott Park Road. The land requested to be rezoned is legally described as the NW¼NE¼ of Section 36 in Winfield Township and the NE¼NE¼ excluding The East 555 feet of the South 542 feet of the NE¼NE¼ of Section 36 in Winfield Township ([Parcel # 033605003](#), [Parcel # 033607005](#)).
6. **Work Session – Solar Power**
Discussion and review of best practices for zoning regulation of small scale and utility scale solar power installations.
7. **Other business**: Additional comments or issues to discuss (Commission members) / Opportunity for public comments
8. **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.