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**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
MINUTES**

**Tuesday, February 2, 2021  
Virtual Only  
5:00 P.M.**

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

All Commissioners participated virtually.

Commissioners absent: **Scheibe**

Staff: **Tim Huey, Taylor Beswick**

Applicants: **Steve Zelle, Lisa Zelle, Kyle Zelle**

Public: **Jami Morash** (neighbor)

\*Meeting was conducted only via Webex/teleconference

**1. Call to Order**

**Vice Chair Piatak** called the meeting to order at 5:00 P.M.

**2. Minutes:** *Approval of the January 19, 2021 meeting minutes.*

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

**Vote: All Ayes (5-0). Minutes approved.**

**Schneckloth** joined the meeting after the vote (5:05 PM)

**3. Sketch Plan Review – Major Plat Subdivision: The Overlook**

*Review of a Major Plat Subdivision Sketch Plan known as “The Overlook” from applicants Steve and Lisa Zelle. The submitted Sketch Plan proposes a replat of Lot 4 of the Great River Hills Amended Addition, creating six (6) lots with development rights and one (1) outlot. The proposed development covers approximately 39 acres and is currently zoned Single-Family Residential (R-1). The proposed subdivision shows access via 277th Avenue. The development area is legally described as part of the SW¼ fractional section 14 and part of*

the SE<sup>1</sup>/<sub>4</sub> of section 15, all in LeClaire Township. A copy of the submitted sketch plan and meeting materials can be viewed at:

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

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

**Huey** presented the context and summary of the sketch plan.

**Vice Chair Piatak** asked for the staff's recommendation.

Staff recommended that the sketch plan for this proposed major subdivision be approved with the following conditions:

1. The private covenants include provisions for the ownership and maintenance of the proposed outlet;
2. The private covenants include provision for road maintenance of the shared private road;
3. That the easement for the shared driveway serving Lots 3 & 4 be a minimum of a 40 feet wide road easement with a 10 feet wide utility and drainage easement adjacent to one side of the road easement
4. The private covenants include provisions for the use and maintenance of the proposed shared driveway;
5. The private covenants include provisions that no additional subdivision of these lots be permitted; and
6. The County Engineer review and approve all street construction plans, drainage plans, and erosion control plans prior to construction.

Commissioners, staff, the applicants, and one neighbor (Jami **Morash**) discussed lot configuration

**Armstrong** made a motion to approve the Sketch Plan with six (6) conditions as recommended by staff. **Maxwell** seconded.

**Vote: Approved (6-0). Sketch Plan approved. No further action until Preliminary Plat submittal to Planning & Zoning Commission.**

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

None

5. **Adjournment.** Meeting was adjourned with a motion and a second at 5:50 P.M.