



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, March 16, 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: **187 559 6972** Password: **123456**

Connect via Computer, or Webex application:

Host: www.webex.com Meeting number: **187 559 6972** Password: **123456**

Link to meeting (click): [Scott County Planning & Zoning Commission Meeting 03-16-2021](#)

Full link (copy & paste):

<https://scottcountyiowa.webex.com/scottcountyiowa/onstage/g.php?MTID=e747691eca8e64c3676b72c9d19396356>

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 February 2, 2021 meeting minutes.

3. Site Plan Review – Creative Outdoors, LLC

Site plan review for a landscaping business, coffee shop, and tree nursery from **Justin Wagner DBA Outdoors, LLC**. The proposed development is located on Lot 3 and Lot 4 of Terrell's 1st Addition ([Parcel # 851803304](#)) and currently addressed 17827 244th Avenue, Bettendorf. Both Lot 3 and Lot 4 combined are 4.1 acres, more or less, and are currently zoned Commercial Light-Industrial (C-2). The proposed development shows separate parking access via 244th Avenue for the landscaping business building and coffee shop. The development area is legally described as on Lot 3 and Lot 4 of Terrell's 1st Addition or part of the E½NW¼ of section 18 Pleasant Valley Township. A copy of the submitted site plan and meeting materials can be viewed at:

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

4. Discussion of County Road Name Change: Coonhunter's Road

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.