



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
MINUTES**

**Tuesday, March 16, 2021
Virtual Only
5:00 P.M.**

Commissioners present: **Scheibe, Piatak, Maxwell, Schneckloth, Rochau**

All Commissioners participated virtually.

Commissioners absent: **Stewart, Armstrong**

Public: **Mark Judy** (12 Tally Ho Road), **Joan Petersen** (8 Oakwood Drive),
Ellen Baugh (7 Tally Ho Road)

Staff: **Tim Huey, Taylor Beswick**

Applicants: **Justin Wagner**

*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 February 2, 2021 meeting minutes.*

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

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

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 E¹/₂NW¹/₄ of section 18 Pleasant Valley Township.

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

Beswick presented the context and summary of the site plan.

Chair Scheibe asked for any comment from the applicant. **Justin Wagner** had some questions concerning the pavement and inspection for the parking pavement. Staff responded that the County Engineer gives the final approval, but the plan as submitted is sufficient.

Chair Scheibe asked for the staff's recommendation.

Staff recommends that the Site Plan be approved for the proposed commercial storage, tree nursery, and drive thru coffee shop with the following conditions:

1. Septic and wells on the development site be inspected by the Scott County Health Department and/or the Iowa Department of Natural Resources, as required;
2. The parking and circulation areas be hard surfaced in accordance with the County Engineer's requirements within one paving season of the occupancy of the building
3. That light spillage be minimized for any lighting at the warehouse area and the coffee shop area; and
4. That any significant changes or expansion to this proposed use or the construction of additional buildings require additional approval of a site plan review.

Maxwell made a motion to approve the Site Plan with four (4) conditions as recommended by staff. **Schneckloth** seconded.

Vote: Approved (5-0). Site Plan approved with four (4) conditions.

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

Huey presented an application from himself to change the name of Coon Hunter's Road to Hunter's Road.

Chair Scheibe asked any members of the public to state their name and address and give public comment for or against the proposal.

Mark Judy (12 Tally Ho Road), **Joan Petersen** (8 Oakwood Drive), and **Ellen Baugh** (7 Tally Ho Road) all opposed the change for multiple reasons including sentimental value and disruption of mail delivery. The three members also spoke on behalf of a number of residents who live in Hickory Hills Subdivision. Connection issues to the meeting caused many not able to join.

After hearing opposition and the technical issues from members of the public, **Maxwell** made a motion to table item. Seconded by **Schneckloth**. **Vote: 5-0 in favor of tabling the item.**

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

Members of the Commission congratulated Mr. Huey on his retirement. Members of the Commission also wished Mr. Beswick good luck on his future position with the City of Bettendorf. This was the last meeting for both staff members.

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