



**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
Tuesday, April 5, 2022  
5:00 P.M.**

**MEETING MINUTES  
1<sup>st</sup> Floor Board Room  
600 West 4<sup>th</sup> Street  
Davenport, IA 52801**

**MEMBERS PRESENT:** Joan Maxwell, Steve Piatak, Lori Rochau, Carolyn Scheibe, Hans Schneklath

**MEMBERS ABSENT:** Easton Armstrong, Kurt Steward

**STAFF PRESENT:** Chris Mathias, Planning & Development Director  
Alan Sabat, Planning & Development Specialist  
Bailey Van Hoe, Senior Office Assistant

**OTHERS PRESENT:** Tom Faulhaber, applicant  
Two (2) other members of the public

1. **Call to Order:** Chair Scheibe called the meeting to order at 5:00 P.M.
2. **Minutes:** Consideration of January 18, 2022 meeting minutes. **Piatak made a motion to approve. Seconded by Maxwell. Vote: All Ayes (5-0)**
3. **Final Plat – Minor Subdivision:** Chair Scheibe introduced the request and welcomed staff to explain the case. Mathias presented location maps and the proposed plat known as Faulhaber’s Second Addition, describing the proposal as a replat of Lot 1 of Faulhaber’s First Addition. Mathias said that since the newly-created lot would share a driveway with the other lot, an official access easement would need to be approved by the Secondary Roads Department and platted and recorded.

Chair Scheibe welcomed the applicant to respond. Tom Faulhaber said a new dwelling for his daughter would be constructed on the new lot.

Chair Scheibe welcomed the public to respond. No members of the public spoke for or against the request.

**Chair Scheibe** asked for staff's recommendation, which **Mathias** said was to approve the plat with the condition that the City of Princeton approve the plat prior to approval by the Board of Supervisors.

**Chair Scheibe** welcomed the Commission to comment. **Piatak** asked whether executing the required access easement was a condition of approval. **Mathias** said the Commission could make it an official condition of approval, which **Piatak** responded it should since the easement would be recorded.

**Chair Scheibe** closed the public hearing and welcomed a motion from the Commission.

**Piatak made a motion to recommend approval of the final plat to the Board of Supervisors, with two conditions: that the City of Princeton approve the final plat, and the required access easement be executed and recorded prior to approval by the Board of Supervisors. Seconded by Schnekloth. Vote: 5-0, All Ayes**

4. **Lighting Ordinance Update – Proposal to Schedule a Public Hearing:** The Commission reviewed the proposed ordinance language prepared by staff and agreed to schedule a public hearing on their recommendation for adoption.

**Schnekloth made a motion to schedule the hearing. Seconded by Maxwell. Vote: 5-0, All Ayes**

5. **Review Adopted Administrative Rules Section 2.0 (Regular Meeting Times):** Commissioners who were present expressed flexibility in establishing a regular meeting time that would work for those who were absent, and directed staff to poll all Commissioners regarding preferred meeting time prior to the next meeting so they are prepared to vote on any possible changes. Commissioners who were present agreed 5:30 PM was perhaps an ideal time.

**Piatak made a motion to begin the next regularly-scheduled meeting at 5:30 PM. Seconded by Maxwell. Vote: 5-0, All Ayes**

6. **Other Business:** **Maxwell** asked if there was any movement on a utility-scale solar ordinance. **Mathias** said staff was moving forward with crafting an ordinance. **Maxwell** reiterated her belief that the use of non-agricultural land within cities for solar projects should be promoted, and asked whether the County could direct utility companies to that non-agricultural land within cities. **Mathias** responded that utility companies are plainly not interested in anything besides vacant, flat agricultural land near existing substations, so it is a non-starter to convince or direct them otherwise. **Rochau** pointed out that neighboring Clinton County Board of Supervisors currently had a large utility-scale solar project on their agenda for consideration.
7. **Adjournment:** With no further public comments and no other business to discuss, **Chair Scheibe** adjourned the meeting at 5:40 P.M.