



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, August 2, 2022
5:30 P.M.**

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

- MEMBERS PRESENT:** Steve Piatak, Lori Rochau, Carolyn Scheibe, Kurt Steward
- MEMBERS ABSENT:** Easton Armstrong, Joan Maxwell, Hans Schnekloth
- STAFF PRESENT:** Chris Mathias, Planning & Development Director
Alan Sabat, Planning & Development Specialist
Bailey Van Hoe, Senior Office Assistant
- OTHERS PRESENT:** Six (6) member of the public
Brinson Kinzer, Scott County Supervisor

1. **Call to Order:** Chair Scheibe called the meeting to order at 5:30 P.M.
2. **Minutes:** Consideration of June 21, 2022 meeting minutes. Rochau made a motion to approve. Seconded by Piatak. Vote: All Ayes (4-0)
3. **Public Hearing – Utility Solar-Floating Zoning District Ordinance and Comprehensive Plan Amendment:** Mathias provided a brief summary of the intent and text of the proposed ordinance and Comprehensive Plan amendment.

Chair Scheibe welcomed the Commission to make any initial statements. No commissioners spoke.

Chair Scheibe opened the public hearing.

Tracy Keuhl (22781 230th Avenue) asked whether the proposed ordinance would impact zoning regulations for solar development within city limits of Davenport, as well as what percentage of Scott County farmland is above 60.0 CSR2. Mathias responded that the proposed ordinance would not impact the City of Davenport, and that he would provide the data regarding CSR2 after the meeting.

Steve Petersen (9645 190th Avenue) said that all crops are effectively solar arrays, so they shouldn't be regulated as the draft ordinance proposes. Mr. Peterson also submitted a written comment prior to the meeting, which was read aloud at the beginning of the hearing.

Kay Pence (20642 270th Street) said modern solar farms are being designed to allow space for animal grazing or vegetable production below the panels, and that even planting native species below the panels would improve water quality and runoff.

Chair Scheibe asked for staff's recommendation regarding the proposed ordinance and Comprehensive Plan amendment. **Mathias** said staff recommended approval of the proposed ordinance and approval of the Comprehensive Plan amendment.

Chair Scheibe welcomed the Commission to respond. No commissioners spoke. **Chair Scheibe** offered an additional opportunity for public comment. No members of the public spoke.

Chair Scheibe closed the public hearing.

Rochau made a motion to recommend approval of the proposed Utility Solar-Floating Zone ordinance to the Board of Supervisors. Seconded by Steward. Vote: All Ayes (4-0)

Piatak made a motion to recommend approval of the proposed Comprehensive Plan amendment to the Board of Supervisors. Seconded by Steward. Vote: All Ayes (4-0)

4. **Adjournment:** With no further public comments and no other business to discuss, **Chair Scheibe** thanked the public for their participation and adjourned the meeting at 6:02 P.M.