



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, November 1, 2022
5:30 P.M.**

MEETING MINUTES
Magistrate Courtroom
400 West 4th Street
Davenport, IA 52801

- MEMBERS PRESENT:** Easton Armstrong, Joan Maxwell, Steve Piatak, Lori Rochau, Carolyn Scheibe
- MEMBERS ABSENT:** Hans Schneklath, Kurt Steward
- STAFF PRESENT:** Chris Mathias, Planning & Development Director
Alan Sabat, Planning & Development Specialist
- OTHERS PRESENT:** Ryan and Tim Dolan, applicants
One (1) member of the public

1. **Call to Order:** Chair Scheibe called the meeting to order at 5:30 P.M.
2. **Minutes:** Consideration of September 20, 2022 meeting minutes. **Maxwell made a motion to approve. Seconded by Piatak. Vote: All Ayes (5-0)**
3. **Final Plat – Major Subdivision:** Chair Scheibe summarized the request and welcomed staff to report on its findings. **Mathias** presented maps and site photos, and described the history of this subdivision proposal, which began back in 2020. **Mathias** explained the review criteria for Final Plat approval, which included Zoning and Land Use, Access and Roadway Improvement, Stormwater Management and Sediment Control, and Wastewater and Water Provisions.

Chair Scheibe welcomed the applicant to respond. Ryan Dolan indicated he had nothing else to add.

Chair Scheibe welcomed the Commission to respond.

Maxwell asked why the City of Bettendorf wasn't interested in annexing the subdivision site. **Mathias** said the cost of adding sewer to the east side of Criswell Street makes future annexation on that side of the street undesirable.

Piatak expressed some reservations about the topography and the direction of storm water flow. **Piatak** also asked to confirm whether there were any covenants addressing the shared private driveway for Lots 3 and 4. **Mathias** said the addition of such covenant(s) was a condition of approval recommended by staff.

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 Final Plat proposal with two (2) conditions involving two (2) additions to the Restrictive and Protective Covenants: A provision for road maintenance of the shared private driveway between owners of lot 3 and lot 4; and a regulation revoking the right to protest annexation into the City of Bettendorf.

Armstrong made a motion to recommend approval of the Final Plat to the Board of Supervisors with two (2) conditions in accordance with staff's recommendation. Seconded by Rochau. Vote: All Ayes (5-0)

4. **Public Hearing – Ordinance Text Amendment to Create New Zoning District:** **Chair Scheibe** summarized the legal notice and called upon staff to explain. **Mathias** explained the steps the Commission had taken to review the proposed zoning district and presented the proposed ordinance text, section by section.

Chair Scheibe opened the public hearing.

Rily Grunwald (117 East Price Street, Eldridge) asked whether existing private park uses in A-P and A-G areas would be allowed to continue under the proposed ordinance. **Mathias** responded that, without a specific example to respond to, they would need to be evaluated by a case-by-case basis.

Chair Scheibe closed the public hearing and welcomed the Commission to respond.

Piatak made a motion to recommend approval of the ordinance text amendment to the Board of Supervisors. Seconded by Maxwell. Vote: All Ayes (5-0)

5. **Other business:** **Maxwell** stated that pipeline regulations, which were discussed at the September 20, 2022 meeting, deserved more consideration by the Commission now that the proposed carbon capture pipeline in the County was appearing to continue to move forward.
6. **Adjournment:** With no further public comments and no other business to discuss, **Chair Scheibe** adjourned the meeting at 6:06 P.M.