



**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
Tuesday, December 20, 2022  
5:30 P.M.**

**MEETING MINUTES**

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

**MEMBERS PRESENT:** Easton Armstrong, Joan Maxwell, Steve Piatak, Carolyn Scheibe, Kurt Steward

**MEMBERS ABSENT:** Lori Rochau, Hans Schnekloth

**STAFF PRESENT:** Chris Mathias, Planning & Development Director  
Alan Sabat, Planning & Development Specialist

**OTHERS PRESENT:** Jeffrey and Susan Nelson, applicant and deedholder  
Barry and Lorene Traver, applicants  
Mike Richmond, on behalf of VTJ Properties LLC (applicant)

1. **Call to Order: Chair Scheibe** called the meeting to order at 5:30 P.M.
2. **Minutes:** Consideration of November 1, 2022 meeting minutes. **Armstrong made a motion to approve. Seconded by Piatak. Vote: All Ayes (5-0)**
3. **Public Hearing – Rezoning: Chair Scheibe** summarized the request and welcomed staff to present the case. **Mathias** presented location maps and explained the review criteria for rezonings, which included compliance with the Future Land Use Map, CSR ratings, roadway access, water and wastewater services, location relative to other development and natural resources, and buffering.

**Chair Scheibe** welcomed the applicant to respond. Jeffrey Nelson indicated he had nothing else to add.

**Chair Scheibe** opened the public hearing. No members of the public spoke for or against the request.

**Chair Scheibe** closed the public hearing and asked for staff's recommendation. **Mathias** said staff recommended approval to rezone from Agricultural-General District (A-G) to Single Family

Residential District (R-1) based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies

**Chair Scheibe** welcomed the Commission to respond. **Piatak** asked whether staff was concerned that the north-adjacent property (not owned by the applicant or deedholder) would remain A-G. **Mathias** said he was not but may approach the landowner to rezone to R-1. **Piatak** asked whether an additional driveway has been approved, which **Mathias** said it had.

**Armstrong** asked whether neighboring subdivisions relied on septic systems. Commissioners agreed they likely did.

**Armstrong made a motion to recommend approval of the rezoning in accordance with staff's recommendation. Seconded by Steward. Vote: All Ayes (5-0)**

4. **Sketch Plan/Final Plat – Minor Subdivision:** **Chair Scheibe** summarized the request and asked staff to review. **Mathias** presented maps and explained that the subject property had been rezoned to R-1 in January 2021. The proposed Plat would subdivide the approximately 41.071-acre tract of two parcels into three parcels. Lot 1 is being sold and the buyer is expected to apply for a minor subdivision in the coming months. Lot 1 is zoned R-1 so it does retain a building right for a single family home. Lot 2 also retains the right for a single family home as its also zoned R-1. Lot 3 is zoned A-G and would not have the same building right for a home. **Mathias** said one (1) neighboring property owner called the Planning and Development Department for clarification and did not indicate support or objection.

**Chair Scheibe** welcomed the applicants to respond. **Barry Traver** said they intended to construct a single-family dwelling on Lot 2 in the spring, and that Lot 1 had three (3) existing roadway access points (two on the east side of the property, and one on the north).

**Chair Scheibe** opened the public hearing. No members of the public spoke for or against the request.

**Chair Scheibe** closed the public hearing and asked for staff's recommendation. **Mathias** said staff recommended approval with the condition that the City of Davenport approve the final plat before the Scott County Board of Supervisors approval/denial.

**Chair Scheibe** welcomed the Commission to respond.

**Piatak made a motion to recommend approval of the Final Plat with one condition in accordance with staff's recommendation;**

- (1) **That the City of Davenport approve the Final Plat before the Scott County Board of Supervisors approval/denial**

**Seconded by Armstrong. Vote: All Ayes (5-0)**

5. **Site Plan Review:** **Chair Scheibe** summarized the request and asked for staff's analysis. **Mathias** presented location maps and the submitted site plan. **Mathias** noted first that screening would be required, and the applicant hoped to accomplish that with a six-foot (6') privacy fence. **Mathias** said the applicant submitted plans for a storm water retention/detention pond, but that the

County Engineer was requesting more details. **Mathias** also pointed out that the south-adjacent parcel is landlocked and that a roadway easement existed across the subject property to provide access to Highway 61.

**Armstrong** asked when and why the roadway easement was platted. **Silas** explained that it appeared to have been platted to create an easement for an access road for the addition's lots along Highway 61, but that the location of Highway 61 and its easements had moved south during expansion, leaving just a remnant of the access road easement in place.

**Piatak, Steward, and Chair Scheibe** all said they had seen the existing retention/detention pond completely full and overflowing into the roadside ditches.

**Mike Richmond** said Townsend Engineering had provided grading plans to address storm water runoff, and that they did not intend to pave the parking lot in order to allow for the construction of more buildings.

**Steward** said he was concerned about silt buildup in the retention/detention pond. **Richmond** said Townsend proposed the installation of riprap to reduce silt runoff. **Steward** asked whether the County required developers to maintain their retention/detention ponds, which **Mathias** said it did but not as strictly as cities. **Steward** asked where storm water overflow goes, which **Piatak** responded that it floods the ditches on both sides of 110<sup>th</sup> Avenue. **Richmond** said the intention is the detain more storm water in the pond.

Commissioners discussed materials for the parking lot and access for emergency vehicles, which **Mathias** said would more easily be documented if the applicant submitted a circulation plan for the parking lot.

With a number of outstanding issues, primarily the retention/detention pond and parking lot plans, Commissioners discussed tabling or denying the proposal until the issues are resolved.

**Piatak made a motion to deny the request without prejudice** with the expectation that the applicant return to the Commission for a Site Plan Review once the full engineering plans for the detention pond are submitted, reviewed, and approved by the County Engineer. **Seconded by Maxwell. Vote: 5-0 (All Ayes)**

6. **Other business:** **Mathias** said he hoped the Planning and Zoning Commission, Zoning Board of Adjustment, and Board of Supervisors could discuss pipeline regulations at their Joint Meeting scheduled for January 17, 2023. A brief discussion about other Iowa County's pipeline ordinances followed.
7. **Adjournment:** With no further public comments and no other business to discuss, **Chair Scheibe** adjourned the meeting at 6:25 P.M.