



**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
Tuesday, June 20, 2023  
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:** Steve Piatak, Joan Maxwell, Carolyn Scheibe, Lori Rochau

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

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

**OTHERS PRESENT:** Ross Paustian, County Supervisor  
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 June 6, 2023 meeting minutes. **Maxwell made a motion to approve. Seconded by Rochau. Vote: 4-0, All Ayes**
3. **Public Hearing, Ordinance Text Amendment:** Chair Scheibe read a summary of the legal notice and asked staff to describe the proposal. **Mathias** explained the process of coming to a final ordinance on hazardous liquid pipelines, saying the County would be wise to adopt a streamlined, less cumbersome ordinance in order to withstand potential legal challenges. Mathias said the final proposal is limited to several setback requirements from certain zoning districts and land uses and a requirement for an emergency plan.

**Chair Scheibe** opened the public hearing.

**Chair Scheibe** asked whether the language in 6.6 W(4), referring to a “qualified engineer” was sufficiently specific. **Myron Scheibe (27015 Glynn’s Creek Court)** suggested the terminology be revised to “qualified *professional* engineer.”

**Maxwell** proposed that the language in 6.6 W.1(A) be revised from “... shall be required from dwellings” to “...shall be required from *all* dwellings.”

**Maxwell** raised the idea of requiring setbacks from livestock facilities. **Paustian** said he had concerns about grazing areas for livestock saying setbacks from those would be ideal, but admittedly hard to enforce. **Paustian** said he supported setbacks from buildings that house livestock. **Maxwell** asked what threshold in terms of Animal Unit Capacity (AUC) would be appropriate for affected livestock buildings. **Silas** suggested that any facility subject to the Master Matrix review would be a straight-forward threshold for AUC.

**Chair Scheibe** closed the public hearing and asked for staff's recommendation.

**Mathias** said staff recommended approval of the ordinance text amendment as proposed, including the three (3) revisions/additions suggested by the Commission:

1. Add: 6-6.W.1(A) – "...shall be required from all dwellings..."

2. Add: 6-6.W.1(A) – "...houses of worship, auditoriums, **and livestock facilities that are considered by the Iowa Department of Natural Resources to be Confined Animal Feeding Operations subject to Master Matrix review.**"

3. Add: 6-6.W.4 – "...prepared by a qualified professional engineer..."

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

**Piatak made a motion to recommend approval of the ordinance text amendment in accordance with staff's recommendation. Seconded by Maxwell. Vote: 4-0, All Ayes**

4. **Adjournment:** With no further business to discuss, **Chair Scheibe** adjourned the meeting at 6:02 P.M.