



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, September 19th, 2023
5:30 P.M.**

MEETING MINUTES

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

MEMBERS PRESENT: Easton Armstrong; Joan Maxwell; Carolyn Scheibe; Steve Piatak

MEMBERS ABSENT: Kurt Steward; Lori Rochau; Hans Schneklath

STAFF PRESENT: Alan Silas, Planning & Development Specialist
Chris Still, Interim Planning & Development Director
Angie Kersten, County Engineer

OTHERS PRESENT: Chris Townsend, applicant representative

1. **Call to Order:** Chair Scheibe called the meeting to order at 5:30 P.M. with the announcement of P&Z agenda.
2. **Minutes:** Consideration of June 20th, 2023, meeting minutes. **Maxwell motion to approve; Seconded by Armstrong. Vote: 4-0, All Ayes**
3. **Site Plan Review:** Alan Silas presented materials to the commission using power point presentation to explain the site plan in conjunction with the staff report for VTJ Properties LLC. Silas explained in detail the site and presented pictures to share with the commission. Discussion centered around land use purposes as well as discussion of access and roadways using the power point presentation. Silas discussed easement and its relativity to the project. In addition, explained the importance of fencing and how it can't be erected due to development and impact on the property just South of this location. Silas provided screening, landscaping, and lighting information as it pertains to the ordinance during the presentation, and discussed the importance of storm water management and some final recommendations that will be required as part of this development.

Chair Scheibe asked for questions from applicant. Chris Townsend discussed proposed work that is considered for the retention pond and calculations for the pond. Discussed outlets and observations from on site review by Chris Townsend. Townsend commented that it will be necessary to dig and jet outlet pipe, and basically redesign it.

Scheibe asked **Angie Kersten** from Scott County Secondary Roads if she had any questions. She confirmed that previous comments from Townsend Engineering made sense. **Alan Silas** read through the staff recommendations prepared for the commission point by point via power point presentation.

Piatak asked a question about the lighting at the site, and perhaps a lack of it on the site plan. **Chris Townsend** replied it would have to be looked into for security purposes and vision purposes.

Piatak asked the question if the detention pond filled up with water? **Chris Townshend** replied that it does fill up but does not run onto road.

Alan Silas asked the question about landscaping and provided a recommendation of a landscape plan. **Angie Kersten** commented that landscaping needs to be outside of right of way for DOT and County **Scheibe**: What do we want to screen? Screening can be accomplished with fencing, per **Silas**. **Alan Silas** brought forth a review of landscaping from presentation materials.

Maxwell commented that erosion and soil control should be imperative to project. Weed control should be considered as well.

Armstrong commented that he agreed with **Maxwell**.

Chris Townsend discussed possible ideas for fencing. **Alan Silas** discussed trees between fencing and roadway running east/west. The Commission spent time discussing landscaping and ideas as it pertains to this development, and Kwik Star landscaping that is in the area. **Commission** comments of adding landscaping requirements to the application by commission and **Alan Silas** commented that is achievable during this application process. Specific requirements can be added to the conditions.

Armstrong made a motion to approve the Site Plan with conditions in accordance with staff's recommendation. Seconded by Maxwell. Vote: 4-0, All Ayes

4. **Other Business:** **Chair Scheibe**: commented to staff that some research on wind turbines and specifically about the national weather service should be on the radar.
5. **Adjournment:** With no further business to discuss, **Chair Scheibe** adjourned the meeting at 6:02 P.M.

Submitted by:
Chris Still
Planning & Development