



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, November 7th, 2023
5:30 P.M.**

MEETING MINUTES
Admin Center Conference Room 638
600 West 4th Street
Davenport, IA 52801

MEMBERS PRESENT: Easton Armstrong; Joan Maxwell; Carolyn Scheibe; Steve Piatak;
Kurt Steward; Lori Rochau; Hans Schneckloth

MEMBERS ABSENT: NONE

STAFF PRESENT: Alan Silas, Planning & Development Specialist
Chris Still, Interim Planning & Development Director

OTHERS PRESENT: Glen Haskin, applicant
Olivia Neter, Liberty Energy and Water 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 October 17th, 2023, meeting minutes. **Scheibe motion to approve; Seconded by Piatak. Vote: 7-0, All Ayes**
3. **Site Plan Review:** **Alan Silas** presented materials to the commission using power point presentation to review site plan in conjunction with the staff report for convenience store at commercial property at 20919 Brady Street in Sheridan Township. Silas discussed off street parking, screening landscaping and lighting with commission as well. Silas discussed the nearest dwelling and the need to erect fencing due to the commercial development.

Question from commission was asked about the neighboring sites and if there were questions received from neighbors. **Silas** discussed that notices were sent out and Scott County Planning and Development received no feedback from any neighboring sites. **Schiebe** asked for public comment from the applicant. **Glen Haskin** discussed other convenience stores in the area and discussed the proposed development with the commission in detail. **Haskin** discussed the development and described amenities that the development will bring. **Schiebe** asked for public comments and questions. No comment from public.

Staff recommend approving with conditions and with documents that the County Engineer would like to see before permits are issued. **Schiebe** asked the applicant about staff recommendations. **Haskin** discussed the screening fence and it being applicable to development. **Haskin** questions if fencing is necessary since neighboring sites could potentially change in the near future. **Schiebe** asked the commission for further questions. **Commission** asked the question about the traffic study results not indicating a need for traffic lights. **Silas** discussed that the third-party opinion was that traffic lights were not needed at this time for this development. **Commission** discussed further how the fencing at the site should be addressed in regard to potential neighboring sites and if neighboring sites were sold or changed in nature. Would that change the fencing recommendation? **Silas** explained that current neighboring sites are referred to as dwellings per the County Assessor and as such recommends fencing. **Schneckloth** asked the question to applicant if cost was the concern with fencing, and **Haskin** indicated that was of concern. **Schiebe** closed the public portion of meeting. **Maxwell** made a motion to approve with conditions in accordance with staff's recommendation and **Piatak** seconded. **Vote 7-0 all ayes.**

4. **Old Business:** NONE

5. **Zoning Administrator's Report:** **Silas** discussed the topic of weather radars and how they relate to wind farms. **Silas** prepared presentation for commission showing mapping of weather radars across United States. **Silas** detailed Davenport area and its triangulation with other weather radars as they relate to forecasting. **Silas** detailed the impact wind turbines would have relating to radar providing information to the commission using maps and our area in Scott County. **Olivia Neter** with Liberty was an attendant to the meeting and provided information to the commission relating to wind turbines and effects on weather radar.

Silas and commission discussed the current attendance policy and review of it for any additional changes that might be necessary.

Chair Scheibe: commented to staff that some research on impacts at 200 feet with wind turbines and effects with airports. **Silas** also introduced discussion of current applications in Scott County Planning and Development as they relate to Future Land Use.

6. **Public Comment:** NONE

7. **Adjournment:** With no further business to discuss, **Chair Scheibe** adjourned the meeting at 6:41 pm.

Submitted by:
Chris Still
Planning & Development