



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

**MEETING MINUTES
1st Floor Boardroom
600 West 4th Street
Davenport, IA 52801**

MEMBERS PRESENT: Easton Armstrong, Steve Piatak, Lori Rochau, Carolyn Scheibe, Hans Schnekloth, Kurt Steward

MEMBERS ABSENT: Joan Maxwell

STAFF PRESENT: Tim Huey, Planning Consultant
Alan Silas, Planning & Development Specialist

OTHERS PRESENT: Brian Dockery, applicant representative
Approximately ten (10) members of the public

1. **Call to Order: Chair Scheibe** called the meeting to order at 5:33 P.M.
2. **Minutes:** Consideration of November 22, 2023 meeting minutes. **Piatak made a motion to approve. Seconded by Armstrong. Vote: 5-0, All Ayes**

Schnekloth arrived after the vote.

3. **Public Hearing, Future Land Use Map Amendment: Huey** described the purpose of Future Land Use Maps as part of the County's Comprehensive Plan, and said the "To Be Annexed (Prior to Development)" designation the applicant was petitioning to have removed from an area of the map is a designation that is consistent with the goals of the Comprehensive Plan. **Huey** said the subject parcels, which are large tracts directly adjacent to the city limits of Davenport, are precisely the type of parcels the County wants annexed before being developed.

Chair Scheibe welcomed the applicant to respond.

Brian Dockery provided the Commission with a package of additional information to be entered into the record. Included were examples of recycling facilities similar to what Riverstone Group, Inc. was proposing near or within airport property. **Dockery** said the proposed use was not desired by the City of Davenport, and annexation would ensure the property would not be developed with the proposed use. **Dockery** said he believed the proposed use was compatible with the surrounding land uses in the area and that the recycling facility would benefit Scott County customers.

Chair Scheibe opened the public hearing.

Matt Werderitch (Planner II, City of Davenport) stated the City's stance that the Future Land Use for the subject parcels should remain "To Be Annexed (Prior to Development).

Thomas Hepner (2626 East Central Park Avenue, Davenport), and Gerald Moeller (1540 Broadview Drive, Bettendorf; deed holder of Scott County Parcel 933507014 adjacent to subject parcels) both spoke in opposition to the proposed recycling facility, citing incompatibility with the neighborhood.

With no further comments from the public, **Chair Scheibe** asked for staff's recommendation.

Huey said the question comes down to which jurisdiction should review and approve development proposals for this location, and in this case the City of Davenport should have jurisdiction. Therefore, staff recommended the Future Land Use Map amendment be denied. **Huey** reminded the Commission that the Future Land Use Map designation was only one criterion for evaluating rezoning petitions, so the applicant could still proceed with a rezoning request with the "To Be Annexed..." designation in place.

Chair Scheibe welcomed the applicant to respond. **Dockery** suggested Hepner and Moeller's comments would be better suited as public input on a rezoning, and the Commission should know that Riverstone Group, Inc. tries to do right by its neighbors and the County.

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

Schneklath asked whether the Davenport Airport Commission or a Davenport Airport representative submitted comment. **Silas** said tenants at the airport sent opposition letters, but none identified themselves as airport representatives.

Armstrong stated his intention to recuse himself from discussion and final vote.

Piatak said the Comprehensive Plan and Future Land Use Map were updated not too long ago, and the desire for development to locate within cities has always remained

consistent. **Piatak** said the subject parcels were prime examples of where “To Be Annexed...” makes sense.

Schnekloth said the Commission placed “To Be Annexed...” designations in strategic locations that reflect the goals in the Comprehensive Plan.

Piatak made a motion to recommend denial of the Future Land Use Map amendment in accordance with staff’s recommendation. Seconded by Rochau. Vote 5-0, All Ayes (Armstrong recusing)

4. **Old Business:** *none*
5. **Zoning Administrator’s Report:** *none*
7. **Public Comment:** *none*
8. **Adjournment:** With no further business to discuss, **Chair Scheibe** adjourned the meeting at 6:00 P.M.