



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Wednesday, December 20, 2023
5:30 P.M.**

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

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

MEMBERS ABSENT: Hans Schneklath

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

OTHERS PRESENT: Terri Gleize, applicant representative
Two (2) members of the public

1. **Call to Order: Chair Scheibe** called the meeting to order at 5:30 P.M.
2. **Minutes:** Consideration of December 5, 2023 meeting minutes. **Maxwell made a motion to approve. Seconded by Piatak. Vote: 6-0, All Ayes**
3. **Public Meeting, Site Plan Review: Huey** described the request, presented location maps and site photos, and said staff generally believed a commercial kennel was an appropriate use for the zoning district and location. **Huey** said a neighboring property owner, Lovewell Fence, submitted a letter with concerns for the Commission to consider.

Chair Scheibe welcomed the applicant to respond. **Terri Gleize**, with Kings Harvest Pet Rescue, said she didn't have any more to add. **Chair Scheibe** asked if any members of the public would like to comment. Having none, **Chair Scheibe** asked for staff's recommendation. **Huey** said staff recommended approval with three (3) conditions: The public off-street parking spaces be re-striped and that at least one (1) handicap stall be installed and properly marked; the applicant adhere to the site layout showing the location of the outdoor, fenced dog runs behind the building; and that all building and health code requirements be continually met.

Chair Scheibe welcomed the applicant to respond to staff's recommendation. **Gleize** said she was satisfied with the recommendation.

The Commission discussed the existing fencing and whether more fencing would be required; whether any noise controls were needed to control barking noise; and how commercial kennels handle waste.

Piatak made a motion to approve the Site Plan with three (3) conditions, in accordance with staff's recommendation. Seconded by Rochau. Vote 6-0, All Ayes

4. **Old Business:** *none*

5. **Zoning Administrator's Report:** **Huey** said Riverstone Group, who recently requested an amendment to the Future Land Use map, would be returning before the Commission to request a rezoning.

7. **Public Comment:** *none*

8. **Adjournment:** With no further business to discuss, **Chair Scheibe** adjourned the meeting at 5:51 P.M.