



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, January 16, 2024
5:30 P.M.**

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

- MEMBERS PRESENT:** Joan Maxwell, Steve Piatak, Lori Rochau, Carolyn Scheibe, Kurt Steward
- MEMBERS ABSENT:** Easton Armstrong, Hans Schnekloth
- STAFF PRESENT:** Tim Huey, Planning Consultant
Alan Silas, Planning & Development Specialist
- OTHERS PRESENT:** Brian Dockery, applicant representative
26 members of the public

1. **Call to Order: Chair Scheibe** called the meeting to order at 5:30 P.M.
2. **Election of 2024 Officers: Piatak nominated Scheibe for 2024 Chair. Nomination seconded by Rochau. Vote: 5-0, All Ayes**

Chair Scheibe nominated Piatak for 2024 Vice Chair. Nomination seconded by Steward. Vote: 5-0, All Ayes
3. **Minutes: Consideration of December 20, 2023 meeting minutes. Piatak made a motion to approve. Seconded by Maxwell. Vote: 5-0, All Ayes**
4. **Public Hearing, Rezoning: Huey** described the history of the rezoning proposal, including the recent unsuccessful attempt to amend the Future Land Use Map to make the subject property more compatible with the County's Land Use Policies for rezoning requests. **Huey** displayed location maps, then reviewed the Land Use Policies as described in the staff report:

The development: is not compliant with the Future Land Use Map; is on prime agricultural land; is located on adequately-constructed, paved roads; has provisions for water and sewer services; does not encourage urban sprawl; is less disruptive to agricultural activities than other locations in the County; has stable environmental resources; is not sufficiently buffered from other sensitive land uses; and is recognized as likely beneficial to a developing metro area.

Chair Scheibe welcomed the applicant to respond.

Brian Dockery (Riverstone Group, Inc) said there was a market need for the development and presented cost-saving-analyses, and a high volume of other materials that were entered into the record, for recent large-scale developments nearby. **Dockery** said the asphalt plant would operate intermittently and explained that Riverstone's Rock Island plant operates well below the thresholds for particulate matter pollution. **Dockery** said any undeveloped acreage would remain in productive agriculture.

Chair Scheibe opened the public hearing.

John Brimeyer (1952 East 48th Court, Davenport): applicant representative spoke in support of the request.

Kyle Rollins (18 Quail Hollow Estates, Geneseo (IL)): applicant representative spoke in support of the request.

Floyd Taber (517 East 7th Street, Tipton): tenant at Davenport Municipal Airport; had questions for the applicant; concerned about fine dust.

Adam Bellendier (20730 Brady Street): neighboring property owner within residential district to the east of project site; spoke in opposition to the request; asked Commission to consider County residents in the neighborhood above other factors.

Jerry Moeller (1540 Broadview Drive, Bettendorf): neighboring property owner of productive agricultural parcels; spoke in opposition to the request; said he didn't think it was compatible with high-tech firms nearby.

Laura Berkley (1200 East 46th Street, Davenport): City of Davenport representative; spoke in opposition to the request.

Craig Olson (5046 Wyndham Court, Bettendorf): pilot/FAA mechanic at Davenport Municipal Airport; spoke in opposition to the request; concerned about fine dust and increased truck traffic.

Aric Bellendier (20534 North Brady Street): neighboring property owner within residential district to the east of project site; spoke in opposition to the request; concerned about kids' health (air and well water pollution).

Dockery responded to some of the public's comments, and asked the Commission to consider facts and studies and not assumptions. **Dockery** said Riverstone is subject to enough regulations that they have to remain compliant and do the right thing, noting that their *all* their operating permits would be affected if they didn't.

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

Huey explained how the County has consistently directed industrial developments to incorporate with established cities, pointing to the industrial park on the other side of the Davenport Municipal Airport, which used to be unincorporated County land. **Huey** said the request is a matter of "capability" versus "suitability." It is clear it would be a good business decision for the applicant to develop the land for their intended purpose. But the development is not suitable to occur under the Land Use Policies in unincorporated Scott County. Therefore, staff recommended denial of the request.

Chair Scheibe welcomed the applicant to respond.

Dockery said the subject property was the best location to benefit County taxpayers.

Chair Scheibe asked staff to display the site plan submitted in the application, and questioned why the applicant was petitioning to rezone the entire acreage rather than just the area that would be developed. **Dockery** said Riverstone would be satisfied with only the north parcel being rezoned. **Chair Scheibe** asked whether the development would create any jobs; **Dockery** said the development would hopefully fuel more job-creating development projects nearby. **Chair Scheibe** asked how far the current recycling yard and asphalt plant was from the airport, and aircraft hangers; **Dockery** estimated 3,000 feet and 1,000 feet, respectively.

Rochau asked how many acres would need to be developed for the proposed use. **Dockery** said 30-35 acres.

Chair Scheibe closed the public hearing and asked the Commission for any final thoughts and statements.

Chair Scheibe said it was difficult for her to come to her decision since Riverstone has been generally a good neighbor in the County, but the subject property's proximity to the airport was concerning.

Piatak said since the subject property and this area of the County is surrounded by Davenport's corporate limits, the County's Land Use Policies make clear any development should occur in Davenport.

Maxwell said the "To Be Annexed (Prior to Development)" designation and policy played out as it should have for the subject property and proposed development: The applicant asked the County if it was interested in the development taking place in unincorporated County and the County wasn't. The applicant asked Davenport if it was interested in the development and Davenport wasn't. Therefore, it should be obvious the development doesn't fit in with the community.

Piatak made a motion to recommend denial of the rezoning request (A-G to I) to the Board of Supervisors, in accordance with staff's recommendation. Seconded by Rochau. Vote 5-0, All Ayes

5. **Old Business:** *none*
6. **Zoning Administrator's Report:** **Huey** said the Board of Supervisors was likely to appoint a permanent Planning & Development Director before the next Commission meeting.
7. **Public Comment:** *none*
8. **Adjournment:** With no further business to discuss, **Chair Scheibe** adjourned the meeting at 6:48 P.M.