



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, February 6, 2024
5:30 P.M.**

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

MEMBERS PRESENT: Easton Armstrong, Joan Maxwell, Steve Piatak, Hans Schnekloth

MEMBERS ABSENT: Lori Rochau, Carolyn Scheibe, Kurt Steward

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

OTHERS PRESENT: Peter Faletti, applicant representative
Bob Iossi, applicant
5 members of the public

1. **Call to Order: Vice Chair Piatak** called the meeting to order at 5:32 P.M.
2. **Minutes:** Consideration of January 16, 2024 meeting minutes. **Schnekloth made a motion to approve. Seconded by Armstrong. Vote: 4-0, All Ayes**
3. **Public Hearing, Ordinance Text Amendment: Schaapveld** described how the ordinance sections pertaining to floodplain management needed to be updated to reflect updated FEMA maps and ensure the ordinance meets or exceeds minimum National Flood Insurance Program requirements.

Vice Chair Piatak opened the public hearing. Having no public comment, **Vice Chair Piatak** closed the public hearing.

Vice Chair Piatak asked for staff's recommendation, which **Schaapveld** said was to approve the Ordinance Text Amendment.

Armstrong made a motion to recommend approval of the Ordinance Text Amendment to the Board of Supervisors, in accordance with staff's recommendation. Seconded by Maxwell. Vote: 4-0, All Ayes

4. **Public Meeting, Site Plan Review: Schaapveld** displayed location maps and the submitted site detail drawings, explaining the intended land use for the site as a Dollar General retail store, off-street parking requirements, landscaping and lighting, and storm water management.

Vice Chair Piatak welcomed the applicant to respond. **Peter Faletti** (Chamlin & Associates) said he didn't have any more to add.

Vice Chair Piatak asked for staff's recommendation. **Schaapveld** said staff recommended approval with two conditions:

1. That the applicant adhere to the documentation and reporting requirements described in the County Engineer's memo(s);
2. That a perpetual ingress/egress easement is recorded on both the subject property's deed and the adjacent property for the shared access road. The easement should identify road maintenance responsibilities.

Schnekloth made a motion to approve the site plan with the two conditions, in accordance with staff's recommendation. Seconded by Maxwell. Vote: 4-0, All Ayes

5. **Public Meeting, Site Plan Review: Huey** presented location maps and described the history of the request to construct a "pavilion" on the Agricultural-Preservation-zoned riverfront property. **Huey** said a residence wouldn't be allowed on the property, but the ordinance has a provision to establish a private park, which the applicant intends to do for his family's use.

Vice Chair Piatak welcomed the applicant to respond. **Bob Iossi** described his family's history with the property.

Vice Chair Piatak asked for staff's recommendation. **Huey** said staff recommended approval with seven conditions:

1. All requirements of the Health Department regarding water and waste water disposal be continually met;
2. That documentation of a recorded legal access easement to the property be provided;
3. A building permit be issued for the existing shelter, and storage units on the property, and the pavilion building approved in conjunction with this site plan;
4. The pavilion building not be used as a temporary or permanent residence;
5. No permanent electric service be provided to the building or property;
6. That the property be assigned an address in accordance with Scott County's E-911 Rural Address system; and

7. The property owner record restrictive covenants that state the property will be used for private outdoor recreation purposes and not any public commercial events or commercial recreational uses and any violation of Scott County Zoning Ordinance will result in the issuance of a municipal infraction and civil court action to abate such violation.

After a brief discussion, **Armstrong made a motion to approve the site plan with the seven conditions, in accordance with staff's recommendation. Seconded by Maxwell. Vote: 4-0, All Ayes**

6. **Old Business:** *none*

7. **Zoning Administrator's Report:** **Schaapveld** reminded the Commission that, after creating the Conservation-Recreation zoning district in 2022, it was understood that public and private parks be removed from principal and special permitted use sections in other zoning districts. Since an ordinance to do so has not been put before the Commission, the Commission may want to consider including a public hearing on an Ordinance Text Amendment at a future meeting. **Schaapveld** also said regulations for utility wind farms may also be a priority in the coming months.

Schnekloth announced his resignation from the Commission, effective at adjournment.

8. **Public Comment:** *none*

9. **Adjournment:** With no further business to discuss, **Vice Chair Piatak** adjourned the meeting at 6:12 P.M.