



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, March 5, 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, Lori Rochau, Kurt Steward
- MEMBERS ABSENT:** Sean Eckhardt
- STAFF PRESENT:** Greg Schaapveld, Planning & Development Director
Alan Silas, Planning & Development Specialist
- OTHERS PRESENT:** Brian Boelk, applicant representative
Reed Windmiller, applicant representative
5 members of the public

1. **Call to Order: Vice Chair Piatak** called the meeting to order at 5:30 P.M.
2. **Election of 2024 Officer:** Commissioners wanted to recognize and thank Commissioner Carolyn Scheibe, who submitted her resignation to the Board of Supervisors prior to the meeting, for her dedicated service to the Commission and Scott County since her appointment in 2001.

According to the Commission's bylaws, Vice Chair Piatak assumed the role of Chair after Chair Scheibe's resignation, and a new Vice Chair was to be nominated and chosen.

Rochau nominated Maxwell for 2024 Vice Chair. Nomination seconded by Armstrong. Vote: 5-0, All Ayes

3. **Approval of Minutes:** Consideration of February 20, 2024 meeting minutes. **Maxwell made a motion to approve. Seconded by Steward. Vote: 5-0, All Ayes**

4. **Public Meeting, Sketch Plan – Major Subdivision:** **Chair Piatak** welcomed staff to review the sketch plan proposal. **Schaapveld** displayed location maps and the sketch plan, reminding the Commission that a sketch plan review is meant for the Commission to be more prepared for a major residential development proposal, and provide any feedback to the applicants and staff that it may deem necessary before a Preliminary Plat is submitted.

Boelk and **Windmiller** said their goals for the development included having as large of lots as practical and preserving as many trees as possible. **Boelk** also noted the development would be served by Iowa-American water and each lot would have an individual septic system. **Chair Piatak** requested staff to ask the County Health Department which type(s) of septic systems are on adjacent developed properties.

While not a public hearing, **Chair Piatak** invited the public to speak.

Melissa Skahill (18865 Wells Ferry Road) expressed her concerns about tree loss and said proposed Lot 1 regularly “washes out.”

Schaapveld noted that while Bettendorf has no annexation plans for the property, the city still has extraterritorial review authority for subdivisions.

5. **Old Business:** *none*
6. **Zoning Administrator’s Report:** **Chair Piatak** asked whether a joint meeting between the Commission, Zoning Board of Adjustment, and Board of Supervisors was scheduled for 2024. **Schaapveld** said staff would coordinate a joint meeting date.
7. **Public Comment:** *none*
8. **Adjournment:** With no further business to discuss, **Chair Piatak** adjourned the meeting at 5:44 P.M.