

## PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643 Fax: (563) 326-8257

Email: [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov)



**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
Tuesday, June 17, 2025  
5:30 P.M.**

**MEETING MINUTES**  
Scott County Library, Eldridge Branch  
Meeting Room A/B  
200 North 6<sup>th</sup> Avenue  
Eldridge, IA 52748

**MEMBERS PRESENT:** Sean Eckhardt, Joan Maxwell, Steve Piatak, Lori Rochau, Kurt Steward

**MEMBERS ABSENT:** Easton Armstrong, Amy Nelson

**STAFF PRESENT:** Greg Schaapveld, Planning & Development Director  
Caitie Leighton, Senior Administrative Assistant

**OTHERS PRESENT:** *None*

1. **Call to Order:** Chair Piatak called the meeting to order at 5:32 P.M.
2. **Approval of Minutes:** Consideration of June 3, 2025 meeting minutes. **Eckhardt made a motion to approve. Seconded by Maxwell. Vote: 4-0, All Ayes**
3. **Public Hearing, Ordinance Text Amendment:** Chair Piatak opened the public hearing. Schaapveld provided an overview of the proposed text amendments to Chapter 6 of the Zoning Ordinance. The amendments included revisions to the regulations for home occupations, public and private parks and open space, accessory dwelling units, fencing, off-street parking, stormwater detention, and entrance/destination lighting.

Rochau inquired about the methodology for stormwater calculations. Schaapveld provided a brief explanation of the process.

Rochau made a motion to recommend approval of the proposed text amendments to Chapter 6 of the Zoning Ordinance. Steward seconded the motion.

## PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643 Fax: (563) 326-8257

Email: [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov)



---

**Vote: 4-0, Motion carried.**

4. **Discussion of Amendment to the Planning & Zoning Commission Administrative Rules:**

The Commission discussed implementing a three-minute time limit for public comment and formally changing the meeting location.

**Steward made a motion to approve the changes to the Planning & Zoning Commission Administrative Rules. Rochau seconded the motion. Vote: 4-0, Motion carried.**

5. **Work Session, Ordinance Text Amendment: Schaapveld** continued discussion regarding potential updates to minimum lot size requirements in Chapter 6 of the Zoning Ordinance. He noted that maintaining the existing minimum lot size for properties with access to both water and sewer services may reduce development pressure in other areas of the county where such infrastructure is not available.

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

7. **Zoning Administrator's Report:** *none*

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

**Adjournment:** With no further business to discuss, **Chair Piatak** adjourned the meeting at 6:38 P.M

Submitted by:

Caitie Leighton

Senior Administrative Assistant