

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

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

Email: planning@scottcountyiowa.gov



SCOTT COUNTY PLANNING AND ZONING COMMISSION Tuesday, August 5, 2025 5:30 P.M.

MEETING MINUTES

Scott County Library, Eldridge Branch
Meeting Room A/B
200 North 6th Avenue
Eldridge, IA 52748

MEMBERS PRESENT: Easton Armstrong, Joan Maxwell, Amy Nelson, Steve Piatak, Lori Rochau, Kurt Steward

MEMBERS ABSENT: Sean Eckhardt

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

OTHERS PRESENT: Steve & Angela Syler (applicants)
JoAnn & Kevin Barnier (applicants)
Kevin Condon (CIPCO representative)
Sam Honold (CIPCO representative)

1. **Call to Order:** Chair Piatak called the meeting to order at 5:30 P.M.
2. **Approval of Minutes:** Consideration of June 17, 2025 meeting minutes. **Rochau made a motion to approve. Seconded by Maxwell. Vote: 5-0, All Ayes (Armstrong arrived after the vote.)**
3. **Public Meeting, Site Plan Review:** Chair Piatak opened the public meeting. Schaapveld presented site maps and the submitted plan, outlining staff's evaluation of the review criteria for site plan submittals. The proposed restaurant is compatible with the zoning district and surrounding land uses. No additional off-street parking spaces are required. No additional landscaping or screening is required at this time.

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Schaapveld noted that as part of the building permit process, the applicant must submit an exterior lighting plan for the proposed deck. The plan must demonstrate compliance with the minimum illumination standards of the Building Code and the maximum levels allowed under the County's lighting regulations.

With no public comments, **Chair Piatak** closed the public hearing and asked for staff's recommendation.

Schaapveld indicated staff would recommend approval of the Site Plan for the proposed restaurant, including the construction of a 30' x 30' deck, with the following condition:

1. Prior to issuance of County building permits, the applicant shall submit a lighting plan showing compliance with County Building Code and Zoning Ordinance.

Chair Piatak inquired about the grease trap requirement. **Schaapveld** confirmed this would be addressed during the permitting process in coordination with the Health Department.

Armstrong made a motion to recommend approval of the Site Plan and construction of a 30' x 30' deck, with the stated condition, in accordance with staff's recommendation. Seconded by Rochau. Vote: 6-0, All Ayes

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

The Commission discussed and adopted a minor amendment to the language in Section 2.0, *Meetings*, of the administrative rules.

Armstrong made a motion to approve the amendment. Seconded by Nelson. Vote: 6-0, Motion carried.

5. **Work Session, Ordinance Text Amendment:** The Commission revisited the proposed amendments to the Minimum Lot Size requirements and agreed to schedule a public hearing for the next meeting.

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

7. **Zoning Administrator's Report:** **Condon & Honold**, representing CIPCO, provided an overview of a potential future text amendment application.

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

9. **Adjournment:** With no further business to discuss, **Chair Piatak** adjourned the meeting at 6:54 P.M

Submitted by:

Caitie Leighton

Senior Administrative Assistant