

PLANNING & DEVELOPMENT

600 West Fourth Street

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SCOTT COUNTY PLANNING AND ZONING COMMISSION Tuesday, September 16, 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 (virtually), Steve Piatak, Lori Rochau, Kurt Steward

MEMBERS ABSENT: Sean Eckhardt

STAFF PRESENT: Greg Schaapveld, Planning & Development Director

OTHERS PRESENT: 40 +/-

1. **Call to Order:** Chair Piatak called the meeting to order at 5:30 P.M.
2. **Approval of Minutes:** Consideration of September 2, 2025 meeting minutes. **Rochau made a motion to approve. Seconded by Steward. Vote: 6-0, All Ayes**
3. **New Business: None**
4. **Old Business:**
 - a. **Public Hearing, Addendum to Comprehensive Plan Amendment:** Schaapveld reintroduced a proposed amendment to the "Other Facilities/Services Objectives" section of the Comprehensive Plan. The amendment would add a fifth objective: *"To promote the efficient design and siting of public utility infrastructure, including generation and transmission facilities."* He noted that the current plan does not address energy production facilities specifically, or public utility construction in general.

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Abby Andrews, 9450 235th Street, Maysville, IA questioned the impact the CIPCO facility would have on the surrounding properties.

Eileen Gevers, 9872 254th Street, Dixon, IA, spoke in opposition to the amendment, questioning whether it aligns with the County's agricultural-preservation policies.

Aimee Marple, 10019 254th Street, Dixon, IA, spoke in opposition to the amendment, recommending the four existing "other" objectives remain as is, and questioned the impact the project would have on already vacant structures.

Susan Frye, 11150 New Liberty Road, Walcott, IA, spoke in opposition to the amendment, suggesting the proposed language is short and insufficient.

Jerry Mohr, 23785 130th Avenue, Eldridge, IA, asked when the County's comprehensive plan was last adopted and questioned what role the "I-F" Industrial Floating zoning district had in CIPCO's request

Schaapveld estimated the Comprehensive Plan was last adopted in 2008, and indicated CIPCO's request has not, to this point included a request to rezone property to "I-F" Industrial Floating, and that CIPCO's project as currently proposed would not meet the requirements of said zoning.

Rodney Ferris, 9330 New Liberty Road, Maysville, IA, identified self as the Mayor of Maysville and questioned the impact the project would have on Maysville.

Linda Golinghorst, 24669 Allens Grove Road, Dixon, IA, asked if the proposed comprehensive plan amendment must be passed in order for CIPCO's requested text amendment to proceed, and asked if CIPCO was considered a "public utility" in the context of the proposed text amendment language.

Schaapveld indicated the text amendment need not be approved for CIPCO's request to moved forward, and confirmed CIPCO is considered a public utility.

Andrews questioned the intent and definition of "efficient" in the proposed amendment's text.

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Maxwell recounted the previous CO2 pipeline discussions and noted the proposed text amendment serves as an indication to the Iowa Utility Commission (IUB, *sic*) as to how the County views proposed projects that require Iowa Utility Commission oversight.

Armstrong moved to table the item until the October 7th meeting. Seconded by Rochau. Vote: 6-0, All Ayes.

b. Public Hearing, Ordinance Text Amendment: **Schaapveld** reintroduced a proposed zoning text amendment to include “Thermal Electric Energy Generation Facility” as a Special Permitted Use within the “A-P” Agricultural-Preservation Zoning District.

Gevers spoke in opposition to the amendment and suggested the proposed language include hydrostatic and stormwater study requirements.

Ferris noted advance notice of the previous Planning and Zoning Commission meeting was not provided to nearby property owners, and recounted the acrimonious process associated with a previous rezoning request related to a proposed fertilizer plant, and noted the land CIPCO identified as their preferred site has high Corn Suitability Ratings (CSRs).

Schaapveld indicated that CIPCO chose to identify their preferred site at the previous Planning and Zoning Commission but that was not required as the item before the Planning and Zoning Commission is not site-specific and would not give CIPCO permission to build anything, anywhere.

Frye asked if CIPCO application for the text amendment was available.

Schaapveld indicated it is included in the “packet” of information published on the County’s website in advance of this meeting.

Andrews voiced concerns with noise, light, and the affects a failed containment of fire suppression materials would have on nearby waterways if CIPCO’s project were constructed at their preferred location, and suggested financial considerations should not be the paramount concern.

Marple questioned if this site is the only site CIPCO has considered.

Schaapveld indicated it is the only Scott County site CIPCO identified in the previous

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Planning and Zoning Commission meeting but reiterated that the action before the Planning and Zoning Commission is not specific to any site.

Golinghorst spoke in opposition to the amendment, stating the County needs to be most concerned about the people living near the proposed site.

Eric Everts, 8940 241st St, Walcott, IA, spoke in opposition to the amendment.

Michael Kinsley, 11150 New Liberty Road, Walcott, IA, spoke in opposition to the amendment, stating the proposed project would be a substantial burden to the adjacent agricultural areas if it will only be in operation for brief periods of time.

Ferris noted he had been invited by CIPCO to an open house in Maysville on October 2, 2025.

Brad Bauer, 11144 New Liberty Road, Walcott, IA, questioned if CIPCO has made similar request elsewhere in Iowa.

Schaapveld noted CIPCO stated at the previous Planning and Zoning Commission meeting they have not done so.

Dave Golinghorst, 24669 Allens Grove Road, Dixon, IA, questioned who would pay for road repairs if they cannot handle increased traffic.

Schaapveld indicated the proposed language would allow the Zoning Board of Adjustment to assign those costs to the applicant.

Andrews spoke in opposition to the amendment, and questioned if CIPCO had failed with similar request elsewhere.

Gevers questioned how CIPCO's proposed site was selected.

Schaapveld noted CIPCO stated at the previous Planning and Zoning Commission meeting they chose the site based on its proximity to a natural gas pipeline and a CIPCO transmission line.

Armstrong moved to table the vote until the October 7th meeting. Seconded by Steward.
Vote: 6-0, All Ayes.

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c. Old Business: *none*

d. Zoning Administrator's Report: **Schaapveld** informed the Commission that the Eldridge Library was not available for the October 7, 2025 Planning & Zoning Commission meeting. Consensus was to hold the meeting at the Scott County Administrative Center Board Room pending availability.

e. Public Comment: *none*

f. Adjournment: With no further business to discuss, **Chair Piatak** adjourned the meeting at 6:46 P.M.

Submitted by:

Greg Schaapveld

Planning & Development Director