

PLANNING & DEVELOPMENT

600 West Fourth Street
Davenport, Iowa 52801-1106
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**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
AGENDA
Tuesday, September 16, 2025
5:30 P.M.**

1. **Call to Order**
2. **Approval of Minutes:** Approval of the September 2, 2025 meeting minutes.
3. **Old Business**
 - a. **Public Hearing, Addendum to Comprehensive Plan Amendment:** Staff proposal to revise the Other Facilities/Services Objectives in Chapter 2 of the Scott County Comprehensive Plan to address public utility infrastructure.
 - b. **Public Hearing, Ordinance Text Amendment:** Application from **Central Iowa Power Cooperative** to amend Chapter 6 of the Scott County Code of Ordinances to add "Thermal Electric Energy Generation Facility" as a Special Permitted Use in the "A-P" Agricultural-Preservation zoning district.
4. **Zoning Administrator's Report**
5. **Public Comment**
6. **Adjournment**

Public Hearing/Meeting Procedure

- a. Chairman reads public notice of hearing.
- b. Director reviews background of request.
- c. Applicant /Representative provide any additional comments on request.
- d. Public may make comments or ask questions.
- e. Director makes staff recommendation.
- f. Applicant may respond or comment.
- g. Commission members may ask questions.
- h. Chairman closes the public portion of the hearing (No more public comments).
- i. Discussion period for the Commission members.
- j. Commission members make motion to approve, deny, or modify request.
- k. Final vote. Recommendation goes to Board of Supervisors.

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SCOTT COUNTY PLANNING AND ZONING COMMISSION Tuesday, September 2, 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: 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: Dan Madden (Baltic Property Applicant)
Rich Dawson (Baltic Property Applicant)
Andrew St. John (CIPCO Representative)
Kerry Koonce (CIPCO Representative)
Kevin Condon (CIPCO Representative)
Sam Honold (CIPCO Representative)
Four (4) members of the public

1. **Call to Order:** Chair Piatak called the meeting to order at 5:30 P.M.
2. **Approval of Minutes:** Consideration of August 5, 2025 meeting minutes. Chair Piatak made a motion to approve. Seconded by Rochau. Vote: 5-0, All Ayes
3. **Public Meeting, Final Plat, Minor Subdivision:** Chair Piatak introduced the subdivision proposal as stated on the legal notice for the hearing. Schaapveld displayed location maps and site photos and reviewed the minor subdivision review criteria detailed in the staff report.

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Chair Piatak invited the applicant to provide additional remarks. The applicant had no further comments.

Chair Piatak opened the public hearing.

Roger Kirkpatrick (13470 S Utah Avenue) expressed no objection to the proposal but requested that the property be leveled to maximize developability.

With no additional comments from the public, **Chair Piatak** closed the public hearing and requested staff's recommendation.

Schaapveld indicated staff recommends the Final Plat for Baltic Property be approved with two (2) conditions:

1. A drainage easement be established across Lot 4 to accommodate existing surface water runoff from the northeast.
2. The applicant provide documentation of City of Davenport approval of this plat prior to its consideration before the Scott County Board of Supervisors.

Chair Piatak asked the Commission for any final comments or questions.

Maxwell asked whether the proposed drainage easement would run above or below grade. **Schaapveld** clarified that it would remain above-ground, as installing a pipe would require an engineering report.

Maxwell made a motion to recommend approval, with stated conditions, in accordance with staff's recommendation. Seconded by Rochau. Vote: 5-0, All Ayes.

4. **Public Hearing, Ordinance Text Amendment:** **Schaapveld** reintroduced the proposed amendment to increase the minimum lot sizes within the "A-P" Agricultural-Preservation, "A-G" Agricultural-General, and "R-1" Single-Family Residential Zoning Districts as follows:
- From 30,000 sq. ft. to 2 acres for lots *without* access to public water or public sewer.
 - From 30,000 sq. ft. to 1.5 acres for lots with access to *either public water or public sewer*.
 - Minimum lot size remains 30,000 sq. ft. for lots with access to *both* public water and sewer services.

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The amendment aims to accommodate future septic system replacements and an increased presence of accessory structures.

Chair Piatak inquired about properties served by a shared well. **Schaapveld** confirmed the proposed standards would also apply to such lots.

Maxwell made a motion to recommend approval of the Ordinance Text Amendment. Seconded by Stewart. Vote: 5-0, All Ayes.

5. **Public Hearing, Addendum to Comprehensive Plan Amendment:** **Schaapveld** presented 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.”* He noted that the current plan does not address energy production facilities.

Maxwell asked if this would apply to ethanol plants. **Schaapveld** responded that it would not, as they are not classified as public utilities.

Eckhardt asked if the amendment would result in additional regulatory steps for CIPCO. **Schaapveld** indicated it would not.

Eckhardt moved to table the vote until the September 16th meeting. Seconded by Stewart. Vote: 5-0, All Ayes.

6. **Public Hearing, Ordinance Text Amendment:** **Schaapveld** summarized 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.

Chair Piatak invited the applicant to speak.

St. John introduced CIPCO and presented an overview of the proposed facility—a 240 MW natural gas “peaking” plant designed to operate during periods of high energy demand. The site was selected due to proximity to an existing CIPCO transmission line and the Northern Border natural gas pipeline.

Honold presented a rendering and explained that CIPCO intends to acquire approximately 90 acres, with 30 acres used for the facility and 8–10 acres for an access road.

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John Maxwell (10606 275th Street) inquired about the remaining 50 acres. **Honold** stated it would continue to be used for agriculture or be converted into grassland.

Honold also noted the facility would generate a noise level comparable to a grain dryer and would consume approximately 1 million gallons of water annually.

Roger Kirkpatrick (13470 S Utah Avenue) raised concerns regarding the potential impact on neighboring wells. **St. John** estimated water use would be equivalent to 15–20 households. **Rochau** reminded the applicants that the project is in a rural area with water usage associated with livestock in addition to resident farmers. **Honold** added that CIPCO would collaborate with engineers and local stakeholders to mitigate any disruptions.

Rochau asked if the amendment would also apply to other forms of energy generation (e.g., nuclear, coal). **Schaapveld** confirmed it would.

Steward inquired about battery storage. **St. John** responded that battery storage is not included in the current proposal.

Eckhardt moved to table the vote until the September 16th meeting. Seconded by Stewart. Vote: 5-0, All Ayes.

7. **Old Business:** *none*
8. **Zoning Administrator's Report:** **Schaapveld** informed the Commission of a new State law effective July 1, 2025, requiring newly appointed public officials serving on governmental bodies to complete 1–2 hours of training on Open Meetings and Open Records within 90 days of assuming office.
9. **Public Comment:** *none*
10. **Adjournment:** With no further business to discuss, **Chair Piatak** adjourned the meeting at 7:17 P.M

Submitted by:
Caitie Leighton
Senior Administrative Assistant

Scott County Comprehensive Plan

CHAPTER 2: VISION, GOALS, AND OBJECTIVES

AMEND THE “OTHER FACILITIES/SERVICES OBJECTIVES” TO ADD THE FOLLOWING:

Objective 5. Promote the efficient design and siting of public utility infrastructure, including generation and transmission facilities.

Approved by Board of Supervisors Resolution
DATE

SCOTT COUNTY ORDINANCE NO. 25-

AN ORDINANCE TO ADOPT AMENDMENTS TO CHAPTER 6 OF THE SCOTT COUNTY CODE TO AMEND CERTAIN REQUIREMENTS RELATED TO ZONING REGULATIONS.

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY, IOWA:

Section 1. Amend the following sections of Chapter 6, SCOTT COUNTY CODE, 2022.

6-9 “A-P” AGRICULTURAL-PRESERVATION DISTRICT

Section 2. Amend Subsection D. “Special Permitted Uses” of Section 6-9 “A-P” AGRICULTURAL-PRESERVATION DISTRICT to read as follows:

ADD:

(15) Thermal Electric Energy Generation Facility Thermal Electric Energy Generation Facility where the primary purpose is converting heat into electrical energy to be transmitted offsite.

The Board of Adjustment shall consider the site’s proximity to the primary source of fuel (pipeline, stockpile, or similar) and primary point of energy export (distribution line, transmission line, or similar) in relation to protecting farm ground.

The Board of Adjustment shall also consider the adequacy of the County roads subject to traffic generated by the facility during construction, operation, and decommissioning of the facility, and may require the applicant to agree to pay all costs of right-of-way acquisition, design, construction, and maintenance for County road improvements necessary to accommodate the added traffic.

The Board of Adjustment shall consider how the operation will minimize noise, dust, and disturbance to adjacent property owners. The nearest point of the energy generator enclosure and associated stacks, storage tanks, and support buildings shall be located not closer than 1,000 feet from an existing residential district or neighboring residential dwelling. The site shall be secured with fencing or other security measures to discourage outside access to non-public portions of the facility.

A decommissioning plan describing the anticipated life of the facility, the manner in which the project will be decommissioned, the anticipated site restoration actions, the estimated decommissioning costs in current dollars, and the method for ensuring that funds will be available for decommissioning and restoration. The decommissioning plan shall be put into action if the facility ceases to generate electric energy for transmission/distribution purposes for one year or longer without an active plan to start generating electric energy again approved by the Planning and Development Director.

Section 3. Validity and Severability

Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. Repealer

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Effective Date.

This ordinance shall be in full force and effective after its final passage and publication as by law provided.

Public Hearing _____,
First Consideration _____,
Second Consideration _____,

John Maxwell
Chairman, Board of Supervisors

Attested by: _____
Kerri Tomkins
Scott County Auditor

Published on _____.