

**PLANNING & DEVELOPMENT**

600 West Fourth Street  
Davenport, Iowa 52801-1106  
Email: [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov)  
Office: (563) 326-8643



**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
AGENDA**

**Tuesday, October 7, 2025  
5:30 P.M.**

**Maysville Fire Department & Community Center  
23630 93<sup>rd</sup> Avenue  
Maysville, IA 52773**

1. **Call to Order**
2. **Approval of Minutes:** Approval of the September 16, 2025 meeting minutes.
3. **New Business**
  - a. **Approval of 2026 Meeting Schedule:** Approval of meeting schedule for 2026.
4. **Old Business**
  - a. **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.
  - b. **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.
5. **Zoning Administrator’s Report**
6. **Public Comment**
7. **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 16, 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:** 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 235<sup>th</sup> Street, Maysville, IA questioned the impact the CIPCO facility would have on the surrounding properties.

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

**Aimee Marple**, 10019 254<sup>th</sup> 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 130<sup>th</sup> 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 7<sup>th</sup> 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 241<sup>st</sup> 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 7<sup>th</sup> 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





## Planning and Zoning Commission **DRAFT 2026 Schedule**

Meetings begin at 5:30 PM and are normally held in Room A or B of the Eldridge Branch of the Scott County Library, 200 N 6<sup>th</sup> Ave, Eldridge, IA 52748

### **Application Deadline**

December 12, 2025  
December 19, 2025 (1 wk early)  
January 9, 2026  
January 23, 2026  
February 6, 2026  
February 20, 2026  
March 13, 2026  
March 27, 2026  
April 10, 2026  
April 24, 2026  
May 8, 2026  
May 22, 2026  
June 12, 2026  
June 26, 2026  
July 10, 2026  
July 24, 2026  
August 7, 2026  
August 21, 2026  
September 11, 2026  
September 25, 2026  
October 9, 2026  
October 23, 2026  
November 6, 2026  
November 20, 2026  
December 11, 2026  
December 18, 2026 (1 wk early)

### **Public Hearing Meeting (Tuesday)**

January 6, 2026  
January 20, 2026  
February 3, 2026  
February 17, 2026  
March 3, 2026  
**March 17, 2026**  
April 7, 2026  
April 21, 2026  
May 5, 2026  
May 19, 2026  
**June 3, 2026 (Wednesday)**  
June 16, 2026  
July 7, 2026  
July 21, 2026  
August 4, 2026  
August 18, 2026  
September 1, 2026  
September 15, 2026  
October 6, 2026  
October 20, 2026  
**November 4, 2026 (Wednesday)**  
November 17, 2026  
December 1, 2026  
December 15, 2026  
January 5, 2027  
January 19, 2027

The Planning and Zoning Commission is responsible for approving site plan reviews and recommending to the Board of Supervisors changes to zoning district boundaries and amendments; supplements, changes, or modifications to the Zoning Ordinance; and adoption and amendments to the Comprehensive Plan.

Meetings are held on the first and third Tuesday of the month. Meetings are moved to Wednesday of the same week if the Board of Supervisors meeting is moved to Tuesday to avoid a holiday.

Applications are typically due the Friday three weeks prior to a scheduled meeting, however if that deadline would fall within a week containing a multi-day holiday the deadline will be one week earlier.

Generally if no applications have been submitted by the deadline the Planning and Zoning Commission will not hold the meeting. Please call the Planning and Development Department by noon of the date of the meeting/public hearing to verify whether a meeting will be held, its time, and its location.





# HICKORY GROVE GENERATING STATION 240-MW

[www.cipco.net/hickory-grove-generating-station](http://www.cipco.net/hickory-grove-generating-station)



Visual simulation



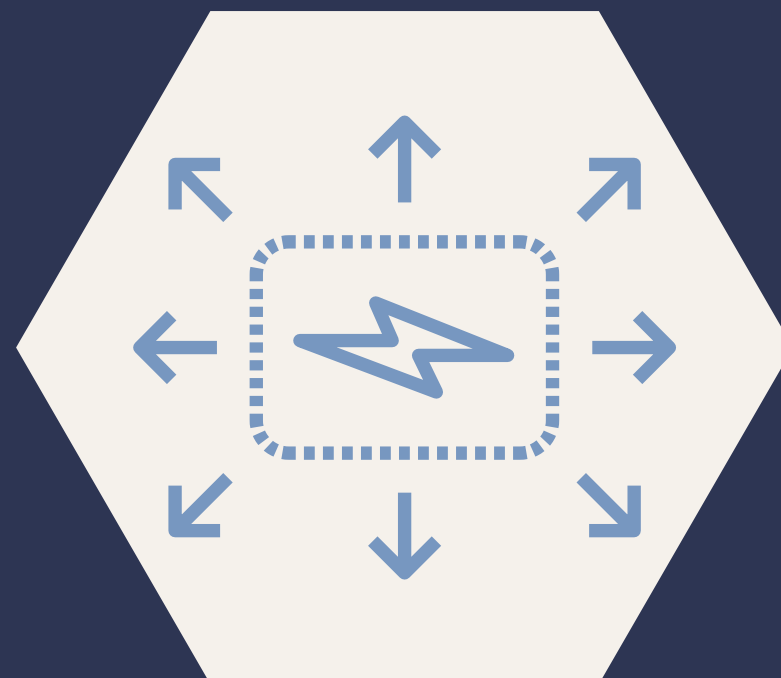
# WELCOME TO OUR OPEN HOUSE

## Hickory Grove Generating Station

Hickory Grove Generating Station is a 240 megawatt (MW) natural gas-fired electric generating facility.



**ENHANCE  
RELIABILITY**



**ENERGY  
DIVERSIFICATION**



**LONG-TERM  
SOLUTION**



# CONSTRUCTION PROCESS

## HOW IT'S BUILT

Below is a general guideline of the construction process for a generating station.

- 1 Site Prep**  
Clearing, grading and access roads
- 2 Foundations & Underground Utilities**  
Building foundations and underground piping and electrical
- 3 Equipment Delivery & Installation**  
Receive large components (turbines, generators) and install with heavy lift cranes
- 4 Structural Steel & Building Construction**  
Control rooms, turbine enclosures, and exterior cladding
- 5 Mechanical & Electrical System Installation**  
Fuel supply, cooling systems, and control systems
- 6 Testing & Commissioning**  
System safety and performance checks
- 7 Online**  
Generating station in service

# PROJECT SCHEDULE

## Projected Timeline



**Spring 2025**

Project Announced



**Fall 2025**

Local and State Regulatory Review Begins



**Spring 2027**

Plant Construction Begins



**Summer 2029**

Mechanical Construction Largely Complete



**Winter 2029**

Plant Commissioned

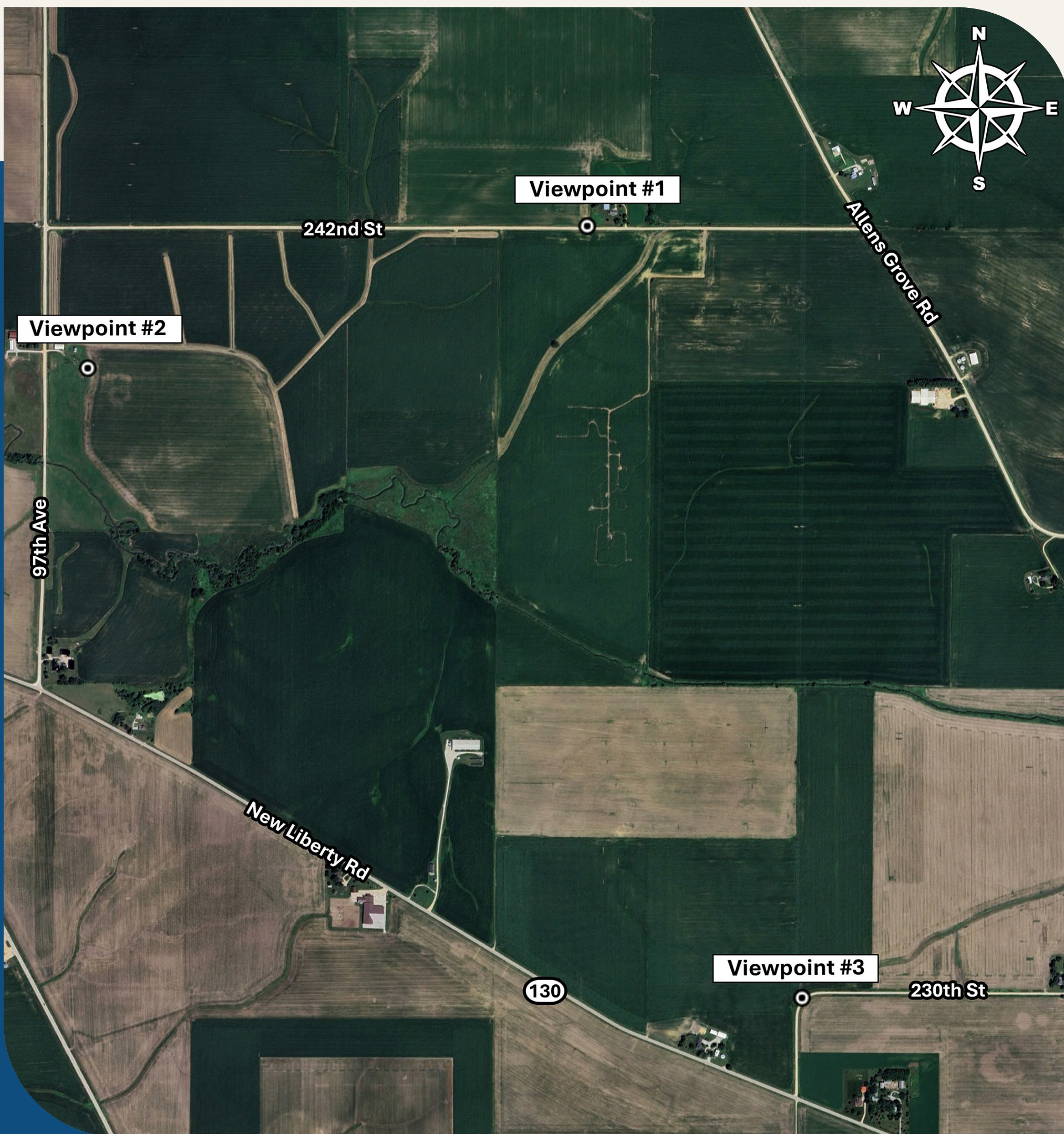


# HICKORY GROVE GENERATING STATION - 240 MW



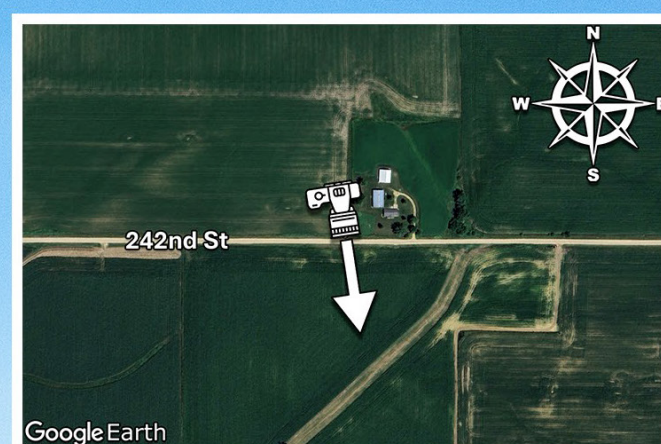
Visual simulation





## VIEWPOINT SIMULATIONS

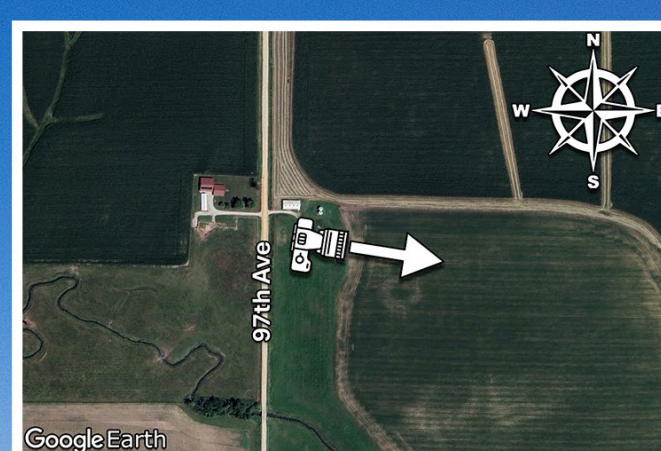
### 1 BEFORE



### AFTER



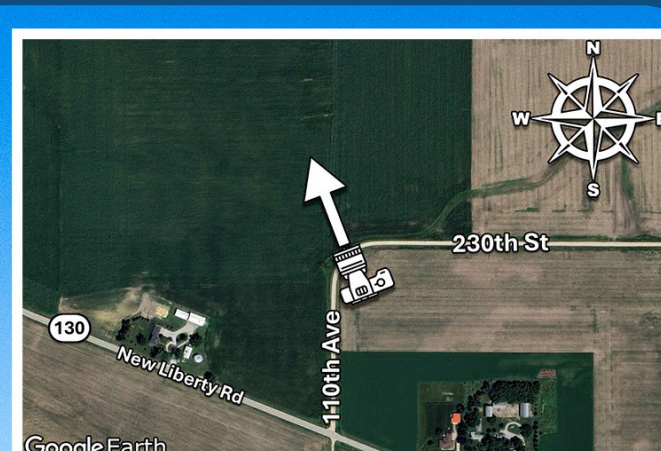
### 2 BEFORE



### AFTER



### 3 BEFORE



### AFTER



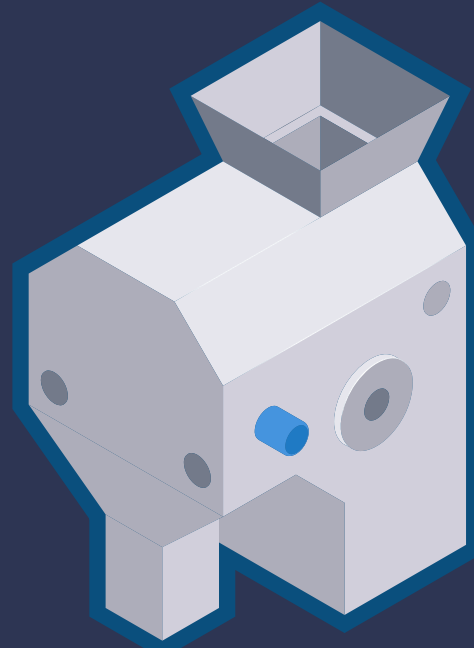


## SOUND LEVELS

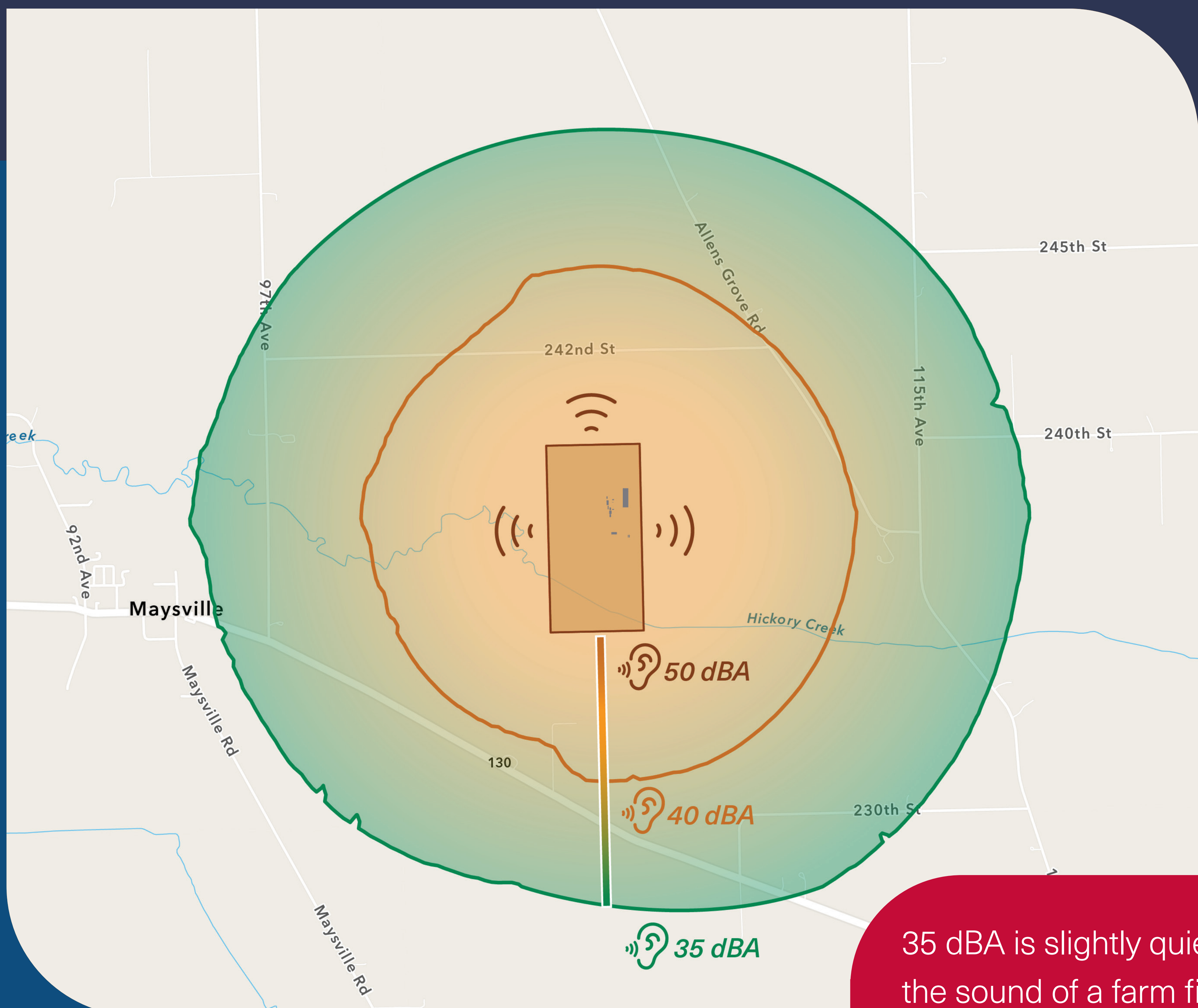
### What does this sound like?

Noise level equal to 55-57 dBA at 1,000 feet:

The sound of  
an average  
grain dryer



The sound of an  
average combine  
harvesting grain



35 dBA is slightly quieter than the sound of a farm field with a light breeze and birdcalls.

# WATER USAGE

**How much water will the project  
typically use annually?**



Typical usage will be about the  
same as the water used by 8 to 10  
average households.



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October 3, 2025

To: Planning & Zoning Commissioners  
From: Greg Schaapveld, Planning & Development Department Director  
Re: Public Hearing on a Zoning Text Amendment Application

At your October 7, 2025, Planning and Zoning Commission meeting a continuation of a public hearing conducted September 2, 2025, and September 16, 2025, will be held on a request by Central Iowa Power Cooperative (CIPCO) for a zoning text amendment to add "Thermal Electric Energy Generation Facility" to the list of potential special permitted uses in the "A-P" Agricultural-Preservation Zoning District.

As previously discussed, while CIPCO has provided information on their desired site and the proposed size/scope of the facility, the action before you at the October 7, 2025, meeting would not grant CIPCO any permissions to construct such a project. Instead, if ultimately approved by the Board of Supervisors, the creation of a new Special Permitted Use would merely give CIPCO and others the ability to apply for approval of such a project. It is at that time specifics of CIPCO's request, including its affect on water resources, the County-road network, neighboring properties, and many others, would be considered.

The County's zoning ordinance currently addresses other forms of energy production: a floating zoning district is available for utility-scale solar, and a special permitted use category exists for utility-scale wind generation. This amendment would indicate where a third form of energy production, thermal, can occur.

And thermal energy is an important component of the nation's electric grid for the foreseeable future. During the hottest and coldest of days when energy demand peaks, utility companies cannot instantaneously generate additional solar or wind energy, it is dependent on where the sun is shining and wind is blowing. Because of our increasing reliance on solar and wind, having the ability to turn on an additional source of energy generation is arguably more important today than ever before.

There is no appreciable power generation occurring anywhere in Scott County presently, and as such we are reliant upon generation facilities elsewhere and transmission lines to deliver power to our homes and businesses. In the event of a disaster, natural or otherwise, that restricts the ability to deliver power to the residents of Scott County, a thermal energy generation facility located within the County that can be activated quickly and fueled with natural gas or diesel could prove important to restoring electric service to the County more quickly than could be done today.

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Please note that if the Special Permitted Use language is ultimately adopted and CIPCO chooses to apply for a permit, the Planning & Zoning Commission would need to review the site plan for compliance with County Code, and the Zoning Board of Adjustment would need to approve the Special Use Permit, in order for CIPCO to gain County approval to construct a project. Additionally, at the state-level CIPCO would need approval from the Iowa Utility Commission and Iowa Department of Natural Resources.

With the reminder that this amendment is not site-specific and as such does not give CIPCO permission to construct anything, anywhere, **staff recommends approval of the amendment language as presented.**

Please refer to the memo prepared for the September 2, 2025 meeting, as well as the minutes from that meeting and the September 16, 2025 meeting, for additional information.



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 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 is required. 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 restart generating electric energy 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 \_\_\_\_\_.

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October 3, 2025

To: Planning & Zoning Commissioners  
From: Greg Schaapveld, Planning & Development Department Director  
Re: Public Hearing on a Comprehensive Plan Addendum

At your October 7, 2025, Planning and Zoning Commission meeting a continuation of a public hearing conducted September 2, 2025, and September 16, 2025, will be held on a staff-initiated proposed addendum to the Comprehensive Plan.

As previously discussed, this addendum is proposed in light of Central Iowa Power Cooperative's request for a text amendment to the Zoning Ordinance to create a Special Use Permit within the "A-P" Agricultural-Preservation zoning district for a "Thermal Electric Energy Generation Facility." Such requests are considered in relation to the County's Comprehensive Plan, but in this instance the Plan does not specifically address energy production or public utility construction.

To provide guidance both for CIPCO's request if it moves forward, and any others that could arise in the future, the proposal is to add a fifth objective to the Plan's "Other Facilities/Service Objectives." The proposed language is as follows:

*Objective 5. Promote the efficient design and siting of public utility infrastructure.*

The use of the words "efficient" and "promote," while both somewhat vague, is intentional. Much of what a public utility does is governed at the State level via the Iowa Utility Commission, the goal as written is intended to convey that to the extent allowed, the County prefers public utilities design and locate their work in a way that most preserves the County's agricultural preservation philosophy while also efficiently using natural resources and existing infrastructure to efficiently serve the utility's constituents.

Staff understands the comments made at recent public hearings suggesting additional detail be added to the definition but cautions that specific numeric requirements or limitations are generally included in the text of the zoning code or specific special use permits granted by the Board of Adjustment, not in the Comprehensive Plan. As such, **staff recommends adoption of the above language.**

Please refer to the memo prepared for the September 2, 2025, meeting, as well as the minutes from that meeting and the September 16, 2025, meeting, for additional information.



# **Scott County Comprehensive Plan**

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## **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

