

PLANNING & DEVELOPMENT

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



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
AGENDA
Tuesday, November 18, 2025
5:30 P.M.**

1. **Call to Order**
2. **Approval of Minutes:** Approval of the October 7, 2025 meeting minutes.
3. **Public Hearing, Rezoning:** Application from **Stanley Scharff, on behalf of the Stanley G Scharff Trust and Janet L Scharff Trust**, to rezone 106.25 acres, more or less, from "A-G" Agricultural-General to "R-1" Single-Family Residential in Part of the N ½ of Section 22 of LeClaire Township (Scott County Tax Parcels 952205013 & 952205014, excepting the three acres of Tract 5 of Hollister's Land included in Tax Parcel 952205014 already zoned "R-1").
4. **Public Hearing, Final Plat, Minor Subdivision:** Application from **Stanley Scharff, on behalf of the Stanley G Scharff Trust and Janet L Scharff Trust**, to review a final plat for a minor residential subdivision with three lots to be known as **Scharff Conservation Addition** totaling 109.25 acres, more or less. The property is more particularly described as Part of the N ½ of Section 22 of LeClaire Township (Scott County Tax Parcels 952205013 & 952205014).
5. **Old Business**
6. **Zoning Administrator's Report**
7. **Public Comment**
8. **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, October 7, 2025 5:30 P.M.

MEETING MINUTES

Maysville Fire Department & Community Center
23630 93rd Avenue
Maysville, IA 52773

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

MEMBERS ABSENT: Easton Armstrong

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

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 16, 2025 meeting minutes. **Maxwell made a motion to approve. Seconded by Steward. Vote: 6-0, All Ayes**
3. **New Business:**
 - a. **Approval of 2026 Meeting Schedule:** Steward made a motion to approve. Seconded by Rochau. Vote: 6-0, All Ayes
4. **Old Business:**
 - a. **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.

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Linda Golinghorst, 24669 Allens Grove Road, Dixon, IA, requested identification of other parcels in Scott County where electrical transmission lines and natural gas pipelines intersect.

Chair Piatak referred to a map previously presented that show approximate locations and explained that specific locations cannot be disclosed due to safety concerns.

Chair Piatak opened the public hearing.

Pam Golinghorst, 24715 97th Avenue, Walcott, IA, presented an updated petition opposing the amendment, including corrected language and additional signatures.

Eileen Gevers, 9872 254th Street, Dixon, IA, opposed the amendment, stating CIPCO should instead request a rezoning.

Schaapveld explained that pursuing a text amendment with a special use permit arguably allows for more public input because it necessitates Zoning Board of Adjustment approval in addition to Planning & Zoning Commission and Board of Supervisors approval.

Maysville Mayor **Rodney Ferris**, 9330 New Liberty Road, Maysville, IA, shared that he toured a nearby peaking plant and was impressed with its cleanliness. He stated residents near that facility reported no issues with CIPCO or adjacent farmland.

Mike Kienzle 11150 New Liberty Road, Walcott, IA, questioned the motivation for the change to code.

Golinghorst restated her opposition and requested the Commission deny the proposal.

Wesley Stender, 24419 80th Avenue, Walcott, IA, expressed concern about potential impacts on nearby wells and the release of hot water into the creek.

Barbara Holst, 10700 242nd Street, Walcott, IA, opposed the amendment, citing health concerns and disruption of scenic views.

Susan Frye, 11150 New Liberty Road, Walcott, IA, opposed the amendment, questioning the need for additional power generation.

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

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Stender reiterated his opposition, stating there is no apparent need for the facility.

Gevers reaffirmed her stance that CIPCO should rezone, emphasizing such a facility belongs in an industrial area.

Michelle Moore, 24665 115th Avenue, Dixon, IA, opposed the amendment and suggested aligning its language with the solar ordinance.

Dave Golinghorst, 24669 Allens Grove Road, Dixon, IA, opposed the amendment, citing the restrictive nature of the existing solar ordinance.

Noah King, 9440 New Liberty Road, Maysville, IA, asked whether environmental studies or assessments had been conducted.

Jill Moore, 23680 Allens Grove Road, Walcott, IA, expressed opposition to the amendment.

Molly Regan, 1023 Holmes, Bettendorf, IA, inquired about environmental impact statements and whether energy generated would remain in Scott County.

Frye, restated opposition to the amendment.

Chair Piatak closed the public hearing and requested staff's recommendation.

Schaapveld indicated staff recommends approval of proposed text amendment to add "Thermal Electric Energy Generation Facility" as a Special Permitted Use within "A-P" Agricultural-Preservation Zoning District.

Chair Piatak invited the applicant to respond.

Kevin Condon, CIPCO representative, stated the company must demonstrate to the Iowa Utility Commission the need for the facility, noting studies show a need for additional gas generation. He emphasized efforts to minimize land disruption.

Sam Honold, CIPCO representative, explained that the facility would use the equivalent of 8–10 homes' annual water usage, that only stormwater would enter Hickory Creek, and that the facility would operate as a closed-loop system without hot water discharge.

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Maxwell asked about environmental studies. **Honold** confirmed that studies have begun and are subject to review by federal, state, DNR, and Iowa Utilities Commission authorities.

Rochau inquired about rezoning to “I” Industrial. **Schaapveld** explained that industrial zoning does not specifically address energy production and that the current process allows for more public input.

Nelson wanted clarification that the text amendment does not rezone the property. **Schaapveld** confirmed.

Steward asked what prompted CIPCO’s request. **Honold** explained the need to ensure reliable power supply and prevent brownouts. **Andrew St. John**, CIPCO representative, added that dispatchable power is needed to meet peak demand when renewable sources are insufficient.

Maxwell asked if the facility would serve a Meta data center proposed in Davenport. **St. John** confirmed it would not.

Nelson asked who would review the decommissioning plan. **Schaapveld** stated it would be reviewed by the Zoning Board of Adjustment.

Maxwell made a motion to approve. Seconded by Rochau. Vote: 6-0, All Ayes.

b. 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.

Chair Piatak opened the public hearing.

Frye opposed the amendment, stating it appeared to accommodate CIPCO.

Golinghorst requested that clearer language addressing public safety be added.

Regan opposed the amendment, stating the language was too vague.

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Chair Piatak closed the public hearing and requested staff's recommendation.

Schaapveld indicated staff recommends approval of the proposed addendum to the Comprehensive Plan.

Eckhardt expressed concern about the use of the term "efficient" and suggested more specific language. **Maxwell** stated the wording was intentionally broad. **Schaapveld** added that the phrasing places the responsibility on applicants to demonstrate efficiency.

Maxwell made a motion to approve. Seconded by Rochau. Vote: 5-1, with Eckhardt voting in opposition, citing concerns about vagueness.

5. **Zoning Administrator's Report:** **Schaapveld** provided a brief update on Baltic Properties minor subdivision.
6. **Public Comment:** **Stender** reiterated opposition to the text amendment, stating a 1,000-foot setback is insufficient.

Golinghorst expressed frustration with the process, stating she felt public concerns were not being adequately considered and that the process seemed rushed.

Frye inquired about the appeals process.

7. **Adjournment:** With no further business to discuss, **Chair Piatak** adjourned the meeting at 7:32 P.M.

Submitted by:
Caitie Leighton
Senior Administrative Assistant

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Rezoning Petition

Date 10 / 24 / 2025

Scott County Planning and Zoning Commission Members:

STANLEY SCHARFF, owners / purchasers / developers of the below described real estate, petition the Planning and Zoning Commission to consider re-zoning this property from AG-GENERAL to RESIDENTIAL. For the request to the Commission, please find the attached copy of the plat/site plan and the filing fee of \$.

Number of acres to be re-zoned: 109.25

Legal Description (Attach separate sheet if necessary)

SEE SEPARATE SHEET

Statement of Intended Use: The intended new use of the property would include the following:

LOT 1 IS OCCUPIED WITH A HOUSE AND BUILDINGS BY THE OWNER

LOT 2 IS A NEW, BUILDABLE LOT TO BE MARKETING FOR SALE

LOT 3: RESERVED FOR CONSERVATIONS PURPOSE, RESTRICTED FROM FUTURE DEVELOPMENT

How Will Such Use Comply With the Scott County Plan and Land Use Policies?

THE PROPERTY IS SHOWN AS RESIDENTIAL IN THE FUTURE LAND USE PLAN,

AND IS A LOWER QUALITY OF AGRICULTURAL GROUND CURRENTLY KEPT IN GRASSES

Respectfully submitted,

James W Abbitt, Jr.

Signature

James Abbitt

Name of Applicant (printed)

826 16th Avenue

Mailing Address

East Moline, IL 61244

City / State / Zip

309-755-9003

Phone

James W Abbitt, Jr.

Signature

Stanley Scharff

Land Surveyor for the Owner

Name of Owner (if different from applicant)

22871 277th Avenue

Mailing Address

LeClaire, IA 52753

City / State / Zip

Phone

Received by
Zoning Staff



PLANNING & ZONING COMMISSION

STAFF REPORT

November 18, 2025

Applicant: Stanley Scharff on behalf of the Stanley G Scharff Trust and Janet L Scharff Trust

Request: Rezone 106.25 acres, more or less, from “A-G” Agricultural-General to “R-1” Single-Family Residential

Legal Description: Part of the N ½ of Section 22 of LeClaire Township (Scott County Tax Parcels 952205013 & 952205014, excepting the three acres of Tract 5 of Hollister’s Land included in Tax Parcel 952205014 already zoned “R-1”

General Location: Between LeClaire and Princeton, the northeast quadrant of the intersection of 225th Street and 277th Avenue.

Existing Zoning: “A-G” Agricultural-General

Surrounding Zoning:

North: “A-G” Agricultural-General and “R-1” Single-Family Residential

South: “R-1” Single-Family Residential

East: “R-1” Single-Family Residential

West: “A-G” Agricultural-General

GENERAL COMMENTS: This request is to rezone 106.95 acres, more or less, from “A-G” Agricultural-General to “R-1” Single-Family Residential. The parcel currently contains one single-family dwelling and associated outbuildings, with the remainder in timber and meadow.

If the rezoning is approved, the applicant intends to request to subdivide the parcel into three lots.

STAFF REVIEW: Staff has reviewed this request for its adherence to the Scott County Zoning Ordinance and to the Scott County Land Use Policies. Any proposed changes in zoning in the rural unincorporated area of the county should comply with a “preponderance” of the applicable Scott County Land Use Policies. That requires the Commission to assign weight to the criteria that most apply to the rezoning request at hand and



PLANNING & ZONING COMMISSION

STAFF REPORT

November 18, 2025

determine whether and to what extent the request meets the spirit and intent of the Land Use Policies.

Is the development in compliance with the adopted Future Land Use Map?

The adopted Future Land Use Map anticipates the subject parcel, and the undeveloped portions of land to the north, west, and southwest, becoming residential.

The rezoning request meets this criterion.

Is the development on marginal or poor agricultural land?

The Gross Average Corn Suitability (CSR2) Rating for the 6.4 acre parcel that already contains a single family dwelling is 71.47. The remaining 102.85 acres has a CSR2 of 43.44. Scott County has historically considered any agricultural land rated with a CSR2 of 60 or more as prime agricultural land.

The rezoning request meets a preponderance of this criterion.

Does the proposed development have access to adequately-constructed, paved roads?

The west portion of the subject parcel, which includes the already-developed and proposed-to-be-developed portions of the property, is directly adjacent to 277th Avenue, a paved public road. The south portion of the property, which is not proposed to be developed, is adjacent to 225th Street, a gravel public road that serves four existing single-family dwellings. The County Engineer did not have concerns with the rezoning request.

The rezoning request meets this criterion.



PLANNING & ZONING COMMISSION

STAFF REPORT

November 18, 2025

Does the proposed development have adequate provision for public or private sewer and water services?

The property is not currently served by public sewer or water services and there are no known plans for those services to become available in the future. As such, any development within the County must comply with State and County health regulations for on-site water supply and wastewater treatment. The County Health Department did not have concerns regarding the proposal at this time.

The rezoning request meets this criterion.

Is the area near existing employment centers, commercial areas and does not encourage urban sprawl?

The subject parcel is adjacent to existing residential development and equidistance between the population centers of Princeton and LeClaire.

The rezoning request meets this criterion.

Is the proposed development located where it is least disruptive to existing agricultural activities?

Aerial photography shows the land ceased to be farmed around 2019. As previously noted, the undeveloped 102.85 acres of the parcel has a CSR2 of 43.44, well below what Scott County considers prime agricultural land.

The rezoning request meets this criterion.

Does the area have stable environmental resources?

The subject parcel is primarily stabilized as grass pasture, with rolling hills and wooded ravines. No portion of the parcel falls within a mapped floodplain or known wetland

The rezoning request meets this criterion.



PLANNING & ZONING COMMISSION

STAFF REPORT

November 18, 2025

Is the proposed development sufficiently buffered from other less intensive land uses?

The subject parcel is primarily adjacent to existing residentially-used land. The proposed rezoning would result in similar intensive land use to those existing uses.

The rezoning request meets this criterion.

Is there a recognized need for such development?

The area already contains residential development, and is anticipated to be rezoned to residential on the Future Land Use Map.

The rezoning request meets this criterion.

~*~

Staff has mailed notification to the adjacent property owners within five hundred feet (500') of this property of this hearing, a sign has also been placed on the property stating the date and time this request would be heard by the Planning and Zoning Commission, and a public notice was printed in the North Scott Press. Staff has received one public comment in support of the rezoning request as of the writing of this report. That letter of support is attached to this report. Additionally, a zoning review provided by Bi-State Regional Commission is attached.



PLANNING & ZONING COMMISSION

STAFF REPORT

November 18, 2025



Site Location Map



PLANNING & ZONING COMMISSION

STAFF REPORT

November 18, 2025



Site (South end of property looking Northeasterly)



PLANNING & ZONING COMMISSION

STAFF REPORT

November 18, 2025



Site (West end of property looking Northeasterly)



PLANNING & ZONING COMMISSION

STAFF REPORT

November 18, 2025



Site (Existing dwelling looking Easterly)

RECOMMENDATION: Staff recommends that the rezoning of 106.25 acres from “A-G” Agricultural-General to “R-1” Single-Family Residential be approved based on its compliance with a preponderance of the criteria of the Revised Land Use Policies.

Submitted by:
Greg Schaapveld, Planning & Development Director
November 14, 2025



Serving local governments in Muscatine and Scott Counties, Iowa;
Henry, Mercer, and Rock Island Counties, Illinois

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MEMORANDUM

TO: Greg Schaapveld, Scott County Planning and Development Director

FROM: Natalie Murphy, Planner

DATE: November 12, 2025

RE: Zoning Application

This memorandum is being submitted in response to a zoning review request from Scott County, Iowa. The hearing date is scheduled for November 18, 2025. The applicant, Stanley G Scharff, 22871 277th Avenue, LeClaire, IA 52753, requested an "A-G" Agriculture-General to "R-1" Single-Family Residential zoning map amendment for two parcels under the same ownership. The 6.4 acre parcel (952205013) boundary would remain the same. The larger parcel (952205014) would utilize 5.5 acres to build a new home on the property. The remaining 97.35 acres of parcel 952205014 would be reserved for conservation purposes and restricted from future divisions or use due to the forest reserve.

The two parcels under review can be described as a total 109.25 acre (5.5 acre parcel and 102.85 acre parcel) tract in the NE 1/4 of the NW 1/4 of Section 22, T79N, R5E, 5th P.M., Scott County, Iowa (LeClaire Township, parcel #952205014). The existing property is located at 22871 277th Avenue, LeClaire, Iowa 52753.

Having reviewed the information relevant to the proposed zoning change, the following items were ascertained. The parcel is located within the Quad Cities Metropolitan Planning Area. There are no known short-range or long-range transportation projects scheduled or programmed in the vicinity of the parcel. The parcel does not appear to be located in a Special Flood Hazard Area. The proposed land use should not affect regional recreational facilities. The parcel is within 2 miles from a city with a water supply and/or sewerage treatment facility. Proper protection should be in place during construction for the forest reserve within the parcel. The parcel is located within the future planning boundary of LeClaire, and is identified in the *2016 LeClaire Comprehensive Plan* as proposed Low Density Residential on the 2016 Proposed Future Land Use Map. The 2016 plan also shows that LeClaire plans to extend its municipal water supply and sewerage system services to this area. The property falls within the LeClaire Fire Protection District.

Should you have any questions regarding this review, please contact me at (309) 793-6300 ext. 1139.

NM/sdg

P:\USERS\WORD\ZONING\Zoning Reviews\Scott County\Scott-LeClaire TWP 25-10-24Scharff.docx



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1504 Third Avenue, Third Floor, Rock Island, Illinois 61201
Phone (309) 793-6300 • Fax (309) 793-6305
E-mail: info@bistateonline.org • Website: www.bistateonline.org

From: [Thomas Siegel](#)
To: [PD Mail Box](#)
Subject: Scharff Conservation Addition Rezoning
Date: Wednesday, November 12, 2025 6:15:04 PM

You don't often get email from s [REDACTED] [Learn why this is important](#)

CAUTION - EXTERNAL EMAIL! Be skeptical of links and attachments!

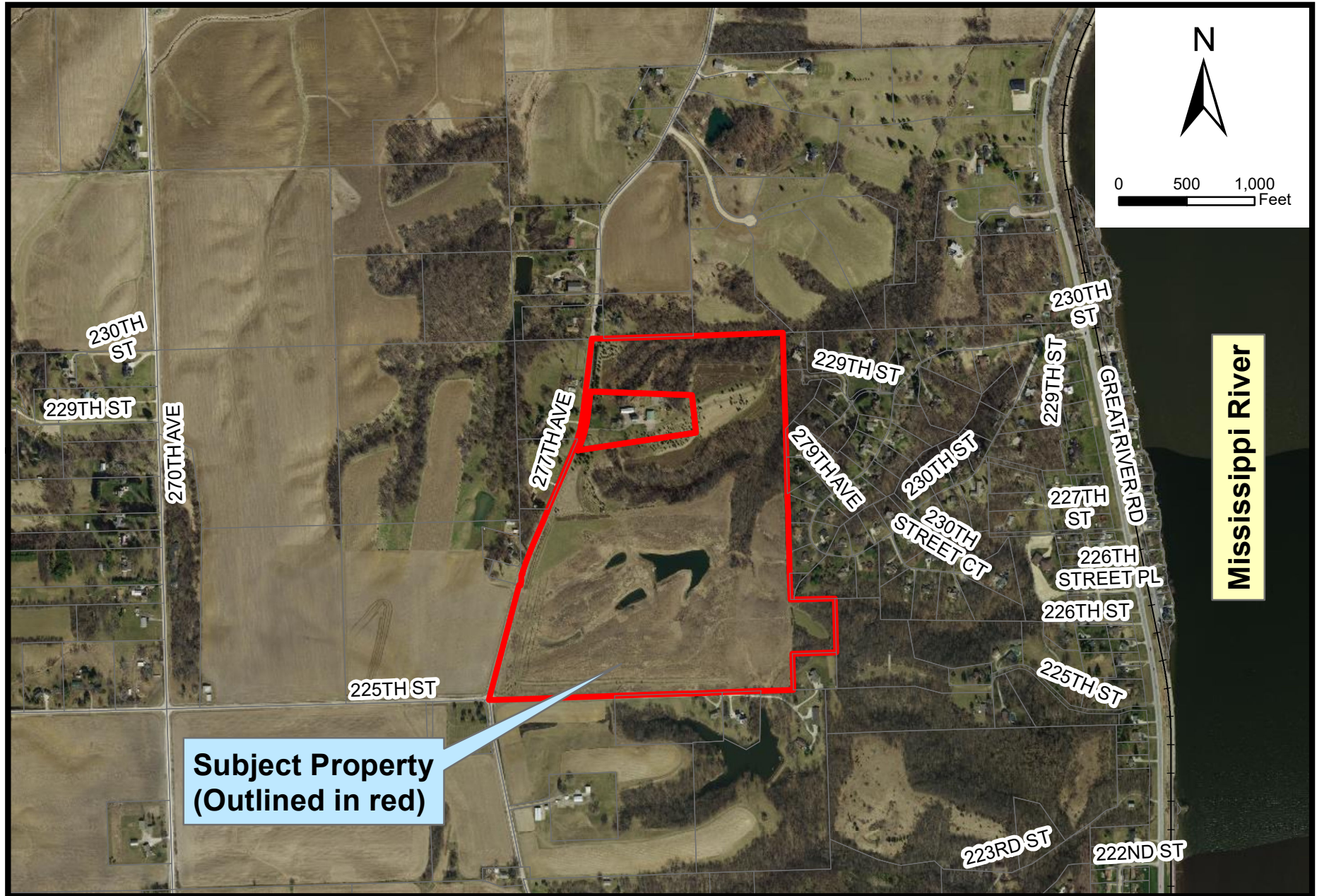
We have lived at 22810 277th Ave since 1984. Over the years the field across from our home has seen many changes (hogs, corn, beans, Christmas trees, wild flowers, prairie grass, wildlife, and more). Throughout these changes Stan and Jan Scharff have always maintained the property and been excellent stewards of the land. They have worked with others to put together the best solution for their property. The rezoning request is one more step in the evolution of their vision.

We support their request for establishing the Scharff Conservation Addition and rezoning to "R-1".

Regards:
Tom & JoAnn Siegel
22810 277th Ave
Le Claire, IA 52753
[REDACTED]

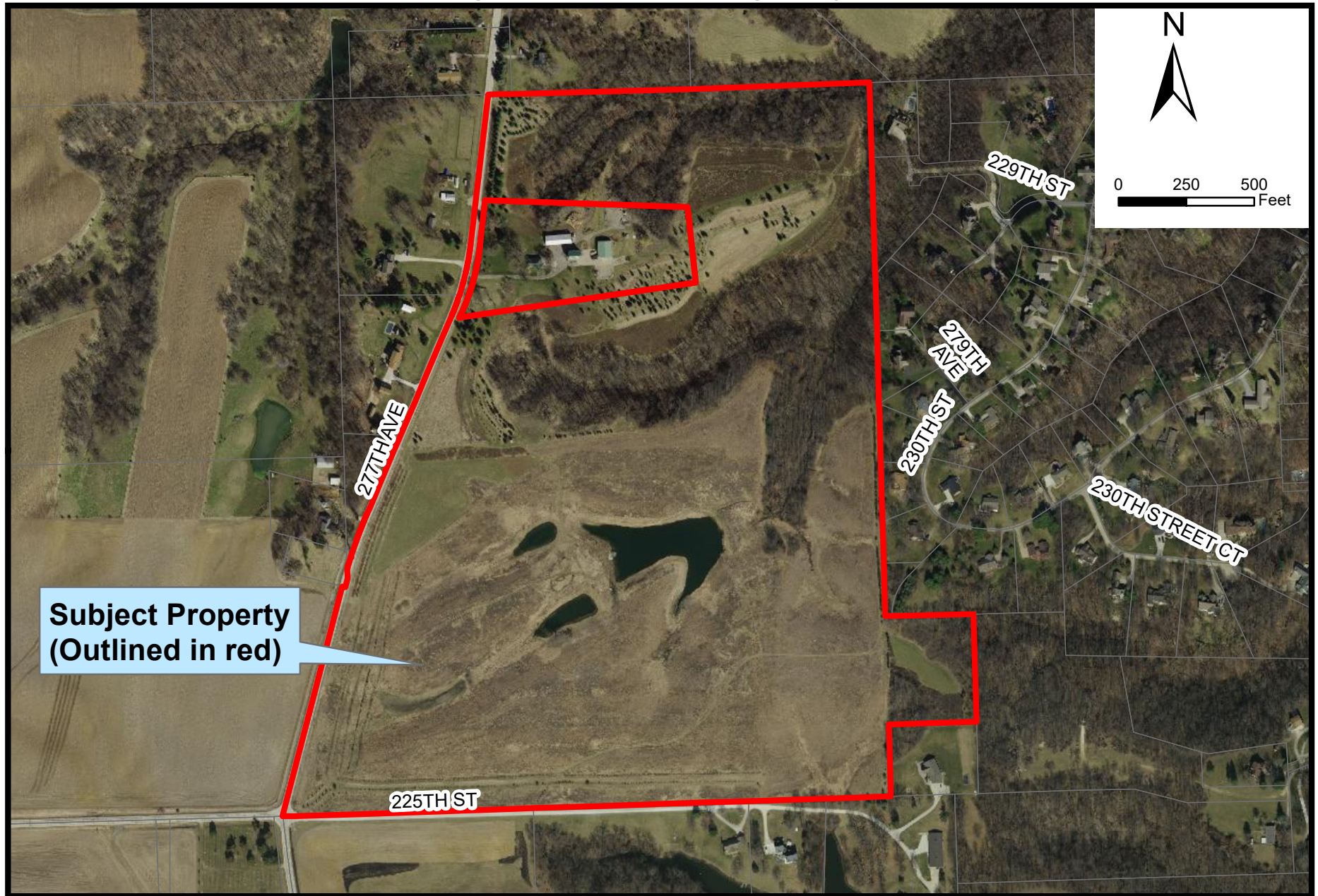
Scharff Re-Zoning Request

Spring 2024 Aerial Photography



Scharff Re-Zoning Request

Spring 2024 Aerial Photography (Zoomed)



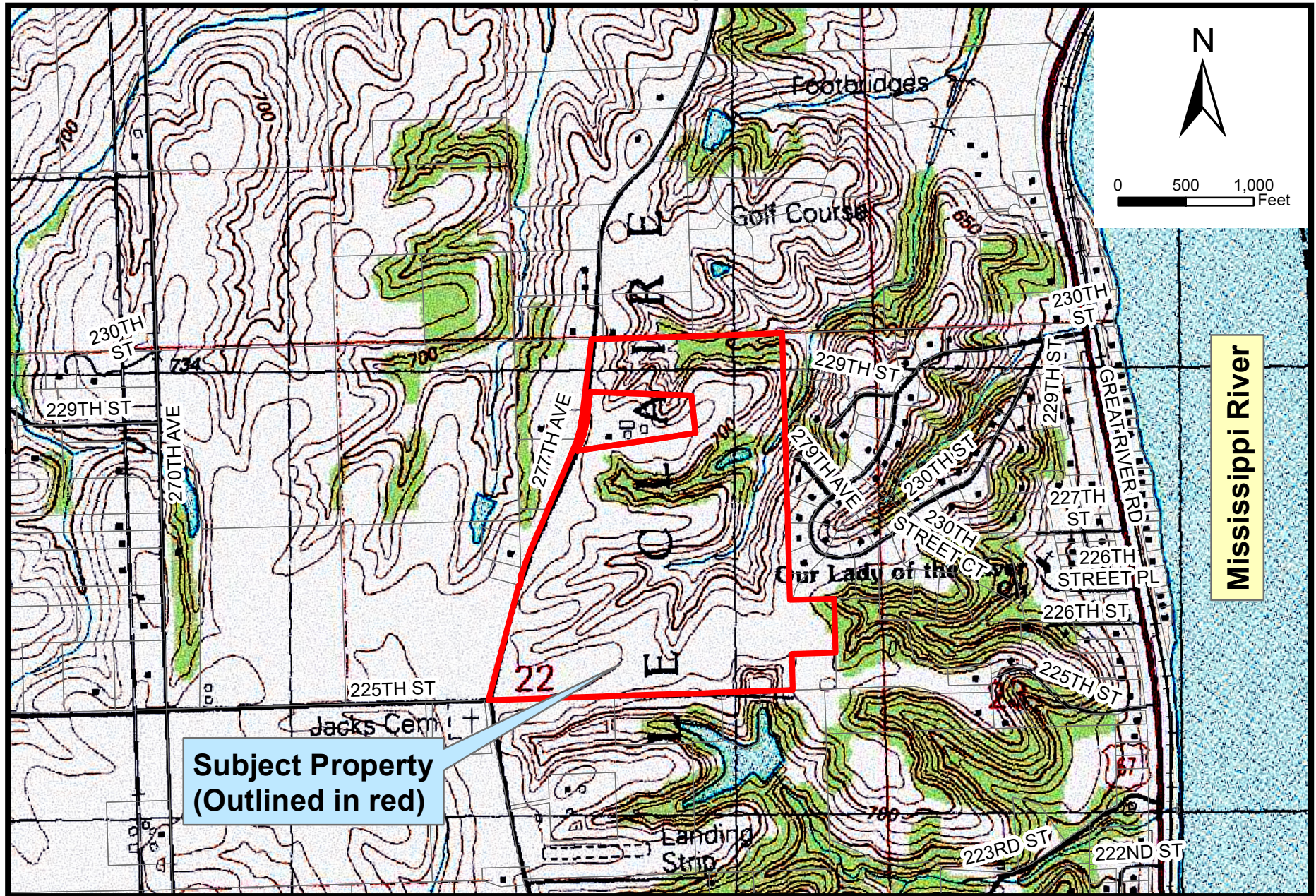
Sharff Re-Zoning Request

Corn Suitability Rating (CSR)

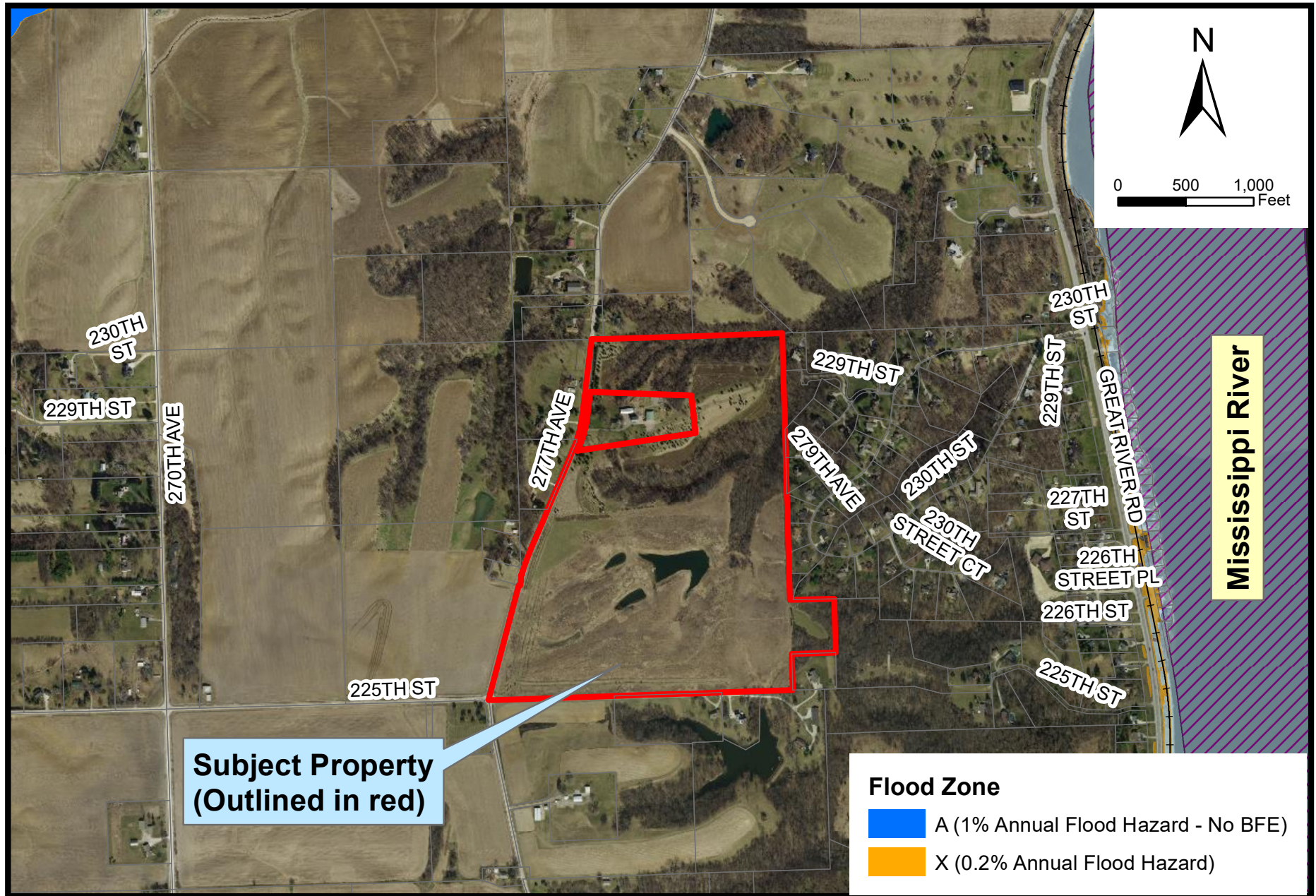


Scharff Re-Zoning Request

USGS Topographic Map

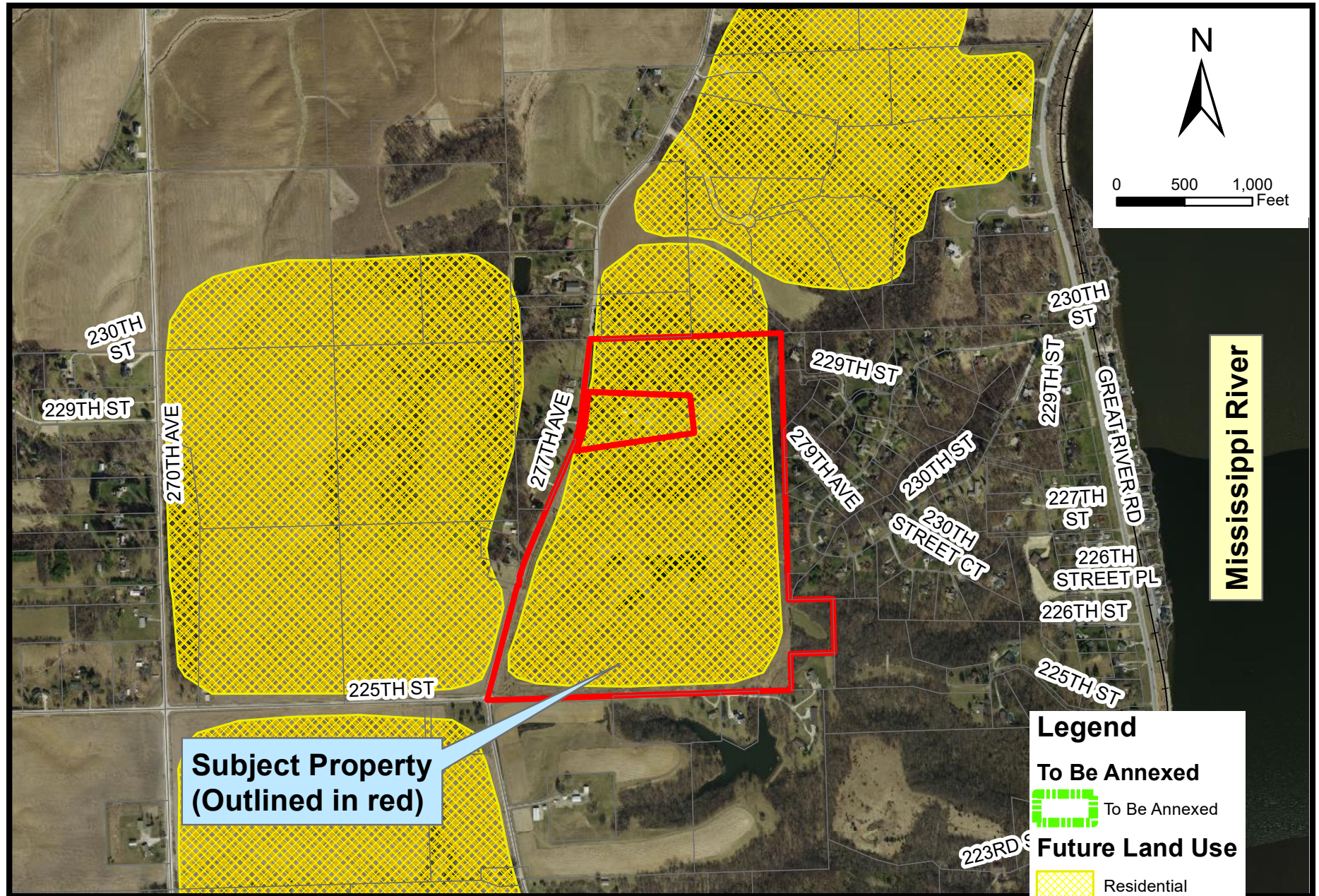


Floodplain



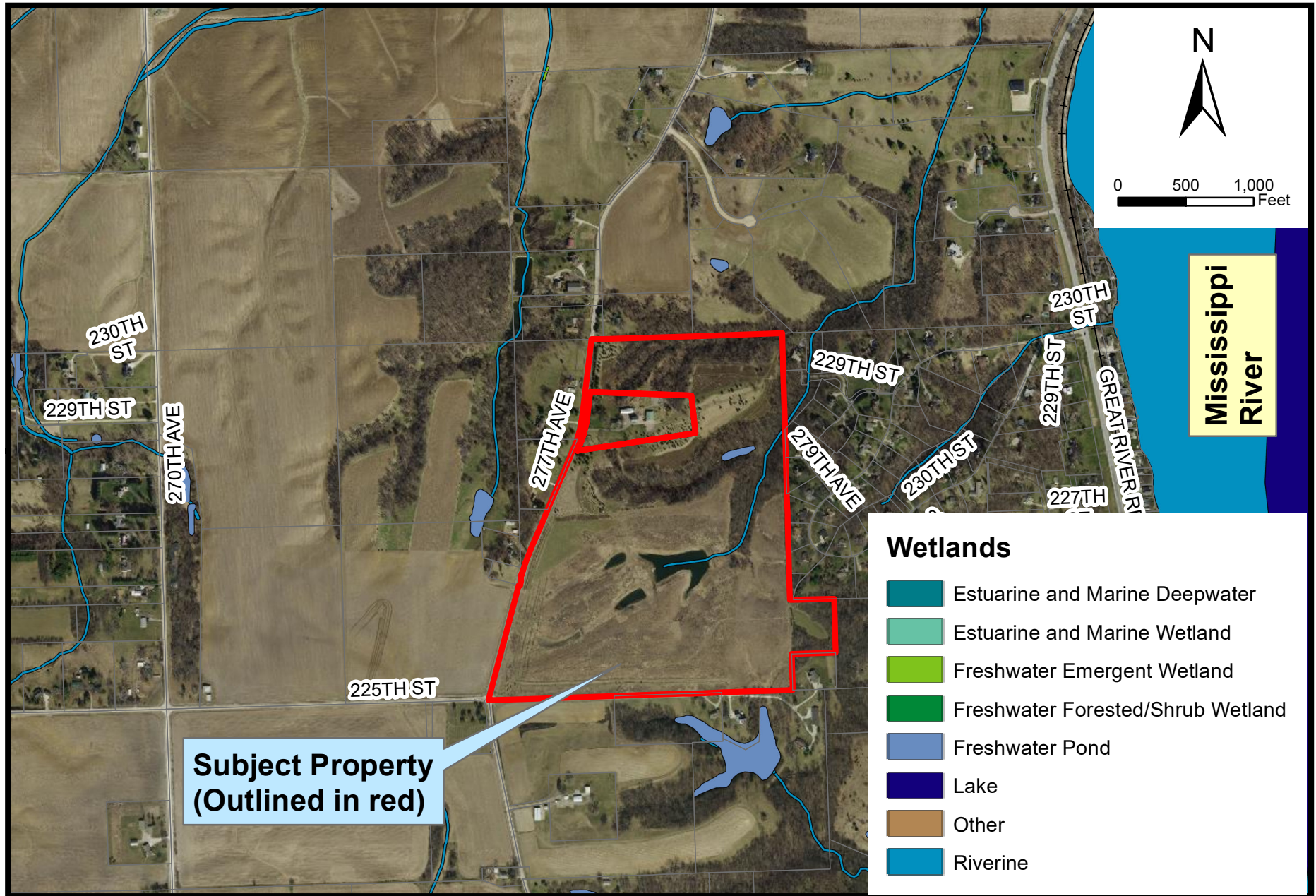
Scharff Re-Zoning Request

Future Land Use Map

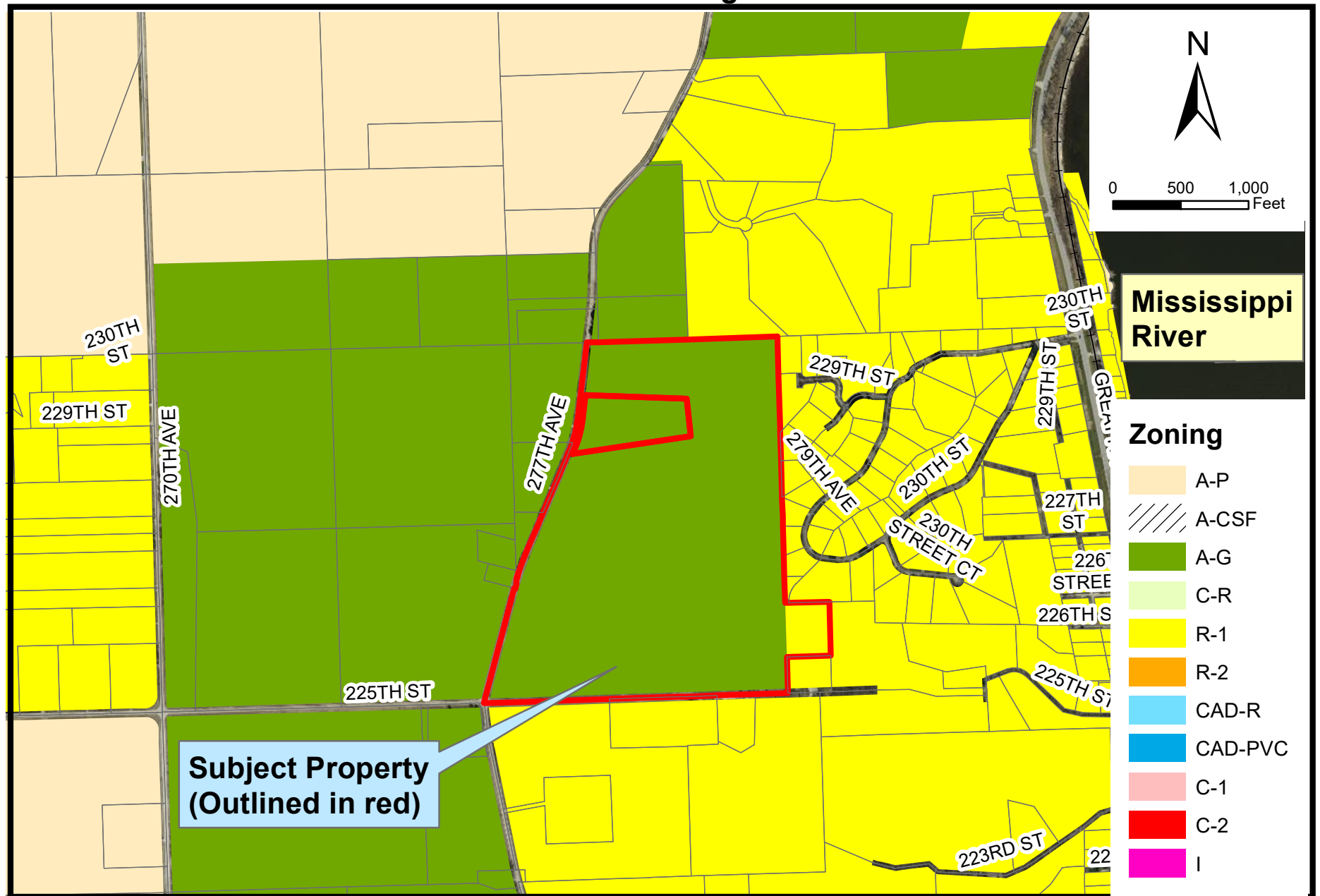


Scharff Re-Zoning Request

Wetlands



Zoning



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Minor Subdivision Checklist

*** All materials must be **complete** at time of submittal for review to proceed.***

Date Received 10 / 24 / 20 25

Name of Applicant Stanley Scherff

Address 22871 277th Ave City Le Claire State IA Zip 52753

Phone [REDACTED]

Subdivision Name Scherff Conservation Addition Subdivision Township Pleasant Valley

Sketch Plan/Final Plat application must have all of the following:

<u>X</u>	Legal Description and total acreage
<u>X</u>	Acreage of each lot minus right of way
<u>N/A</u>	Acreage of right of way
<u>N/A</u>	Contour intervals <5', minimum of 2 contours per plat (if applicable)
<u>X</u>	Existing property lines, surface features, easements, zoning
<u>X</u>	Proposed property lines, easements, lot areas, <u>contours</u> <u>N/A</u>
<u>N/A</u>	Drainage arrows, show direction of surface water flow
<u>X</u>	Location of existing subdivisions and streets
<u>X</u>	Title of subdivision
<u>X</u>	Name and address of owner(s)
<u>SAME</u>	Name and address of subdivider(s)
<u>X</u>	North arrow, scale, date
<u>TO BE PROVIDED</u>	Location map showing 2 mile radius neighborhood
<u>1"=300'</u>	Full scale plat (scale not less than 1"=100')
<u>N/A</u>	Detailed Engineering Design-Construction Plans and Specifications
<u>N/A</u>	Erosion and Sediment Control Plan
<u>N/A</u>	Percolation Tests
<u>N/A</u>	Performance Bond, if necessary
<u>X</u>	Certification and name of surveyor that prepared and is responsible for monumentation
<u>X</u>	Property boundaries
<u>N/A</u>	Proposed street lines and width
<u>X</u>	Lines of adjoining roads and streets with widths and names
<u>X</u>	Lot lines, lot and block numbers, with figures showing dimensions
<u>X</u>	Linear (expressed in feet and decimals of a foot) and angular dimensions necessary for locating boundaries of subdivided area, or of the lots, streets, easements and building line setbacks, and any other similar public or private uses.
<u>X</u>	Radii, arc and chords, points of tangency, central angles for all curvilinear streets, and radii for rounded corners

N/A

Accurate outline of all property which is offered for dedication for public use with the purpose indicated thereon, and of all property that may be reserved by deed covenant for the common use of the property

TBD

Signed statements of telephone and power officials agreeing to the utility easements

X

Signed statement of surveyor that plat complies with Chapter 355, Code of Iowa

X

Proprietors' statement of consent and dedication of land for public use

TBD

Mortgage or lien holders' statement of consent or substitute affidavit and bond

TBD

Attorney's opinion letter

TBD

Certificate of County Treasurer

TBD

Surveyor's Certificate

TBD

Auditor Certificate of Name Approval

TBD

Restrictive or Protective Covenants/Homeowners' Association documents (if applicable)

Fees

Minor Plats: Prior to the Planning and Zoning Commission considering the Sketch Plan and Final Plat, the subdivider shall deposit with the Planning and Development Department the following fees:

0
0

Sketch Plan - one hundred dollars (\$100);

Final Plat - fifty dollars (\$50).

\$150



PLANNING & ZONING COMMISSION
STAFF REPORT
November 18, 2025



Applicant: Stanley Scharff on behalf of the Stanley G Scharff Trust and Janet L Scharff Trust

Request: Final plat approval of Scharff Conservation Addition, a minor subdivision

Legal Description: Part of the N ½ of Section 22 of LeClaire Township (Scott County Tax Parcels 952205013 & 952205014)

General Location: Between LeClaire and Princeton, the northeast quadrant of the intersection of 225th Street and 277th Avenue.

Zoning: “A-G” Agricultural-General; note the applicant has simultaneously requested the property be rezoned to “R-1” Single-Family Residential

Surrounding Zoning:

North: “A-G” Agricultural-General and “R-1” Single-Family Residential
South: “R-1” Single-Family Residential
East: “R-1” Single-Family Residential
West: “A-G” Agricultural-General

GENERAL COMMENTS: This request is to replat two existing parcels, comprising 109.25 acres more or less, into three lots, two developable and one undevelopable.

In accordance with Iowa Code 354, both the City of LeClaire and City of Princeton have a right to review subdivisions within 2.0 miles of their City Limits. The property is approximately 1.0 miles south of Princeton and 1.4 miles north LeClaire, so it falls within both cities’ review authorities. In such instances, Iowa Code 354 allows cities to agree on a line separating each city’s review, and in accordance with an existing agreement this property would typically fall within *LeClaire’s* review territory. Unfortunately that agreement is expired. We understand both cities are working to re-ratify the agreement, but until that is complete Iowa Code states the closest City has review authority, which in this case would be the City of *Princeton*. We understand the applicant is submitting the subdivision to both cities for approval.



PLANNING & ZONING COMMISSION
STAFF REPORT
November 18, 2025



STAFF REVIEW: Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and Zoning Ordinances. This subdivision is classified as a minor plat because it creates less than five (5) lots and would not involve the extension of any new streets or other public services.

Zoning, Land Use, and Lot Layout

The parcels involved are currently zoned "A-G" Agricultural-General, but the applicant has requested they be rezoned "R-1" Single-Family Residential.

One single-family dwelling exists on an existing 6.40 acre parcel along 277th Avenue, which would remain unchanged other than being renamed "Lot 1" if this plat is approved.

Proposed Lot 2 is a 5.50 acre parcel along 277th Avenue south of proposed Lot 1. If the rezoning and subdivision plat is approved, Lot 2 would be a developable parcel.

Proposed Lot 3 is comprised of the remaining 97.35 acres and, by way of a conservation easement, would be undevelopable despite the proposed rezoning to "R-1."



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STAFF REPORT
November 18, 2025



Note in the existing conditions, a 3.0 acre portion of the property is zoned "R-1," and as such would be developable currently:



As such, the proposed change from two parcels to three lots, with one of those lots being undevelopable, does not result in any new developable lots.



PLANNING & ZONING COMMISSION
STAFF REPORT
November 18, 2025



The three proposed lots meet the minimum bulk requirements for land zoned "R-1," including being at least 100' wide, at least 2.00 acres since no public water or sewer is available, and having at least 20' of frontage along a road.

Interdepartmental/Public Feedback

Neither the County Health Department nor County Engineer had comments on the proposed subdivision. Bi-State Regional Commission provided a review letter that is attached to this report.

Staff has mailed notification to the adjacent property owners within five hundred feet (500') of this property of this hearing, a sign has also been placed on the property stating the date and time this request would be heard by the Planning and Zoning Commission, and a public notice was printed in the North Scott Press. Staff has received one public comment in support of the rezoning request as of the writing of this report. That letter of support is attached to this report. Additionally, a zoning review provided by Bi-State Regional Commission is attached.

RECOMMENDATION

Staff recommends that the Final Plat for the Scharff Conservation Addition be approved with two conditions:

1. The applicant provide documentation of City of Princeton or City of LeClaire, whichever has review authority at the time this plat is considered for approval by the Scott County Board of Supervisors.
2. The applicant prepare a conservation easement approved by the Planning and Development Director that details the preservation of Proposed Lot 3 for conservation, to be recorded with the subdivision plat.

Submitted by:
Greg Schaapveld, Planning & Development Director
November 14, 2025

SCHARFF CONSERVATION ADDITION

PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER
OF SECTION 22, TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE 5TH
PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA

TOTAL AREA: 109.25 ACRES

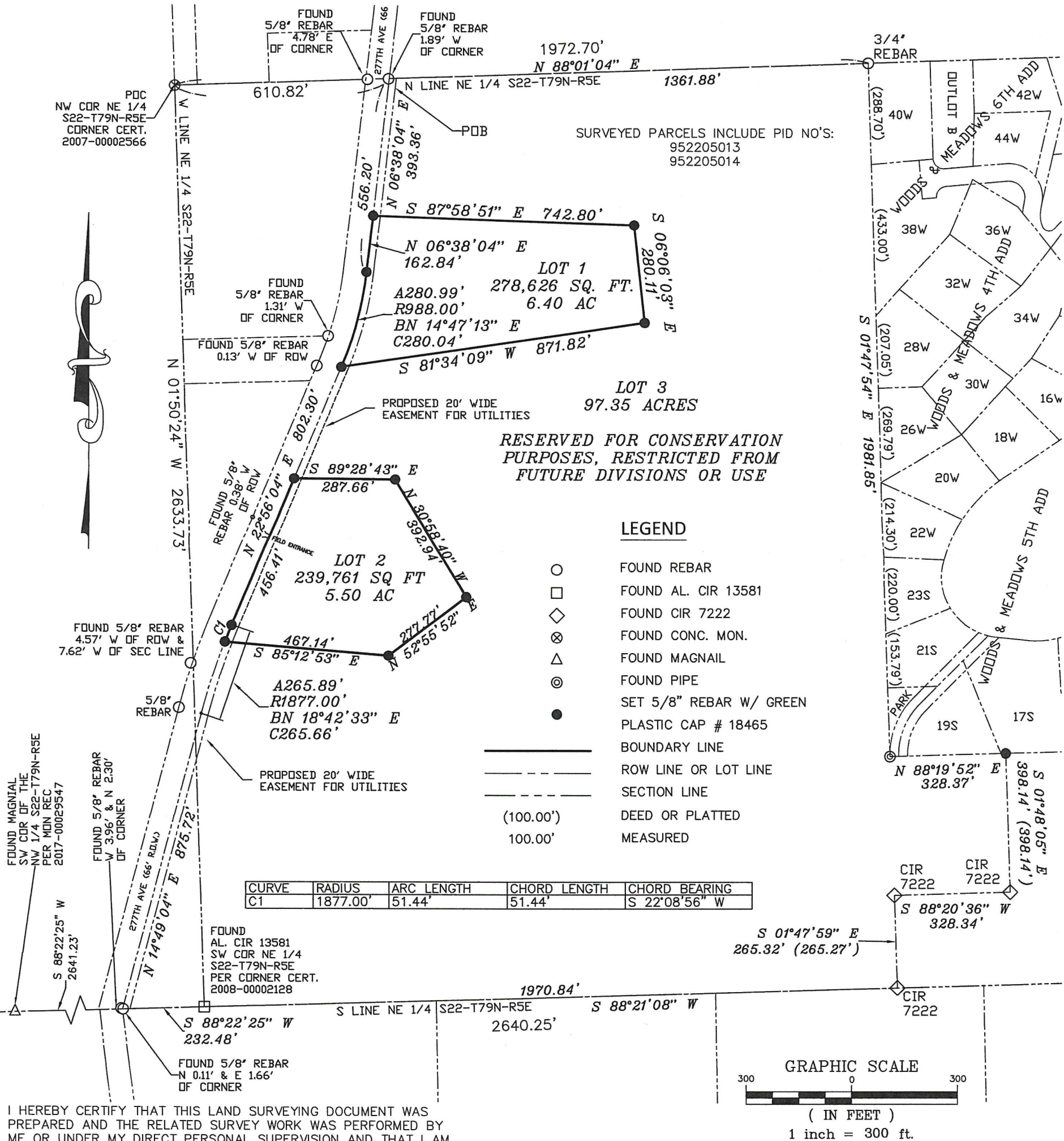
INDEX LEGEND

LOCATION: NE 1/4 S22-T79N-R5E
REQUESTOR: STAN SCHARFF
PROPRIETOR: STAN SCHARFF
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
826 16th AVENUE
EAST MOLINE, IL 61244
309-755-9003
RETURN TO: JAMES ABBITT, PER ABOVE ADDRESS

SCOTT COUNTY ZONING OFFICIAL

This Plat has been reviewed and meets current regulations;
approved this _____ day of _____, 2025.

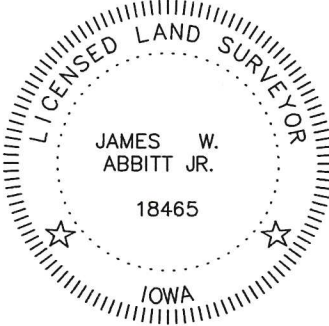
Scott County Zoning Official



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS
PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY
ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM
A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE
STATE OF IOWA.

JAMES W. ABBITT, JR. IPLS NO. 18465

DATE: _____
MY LICENSE EXPIRES DECEMBER 31, 2024



ABBITT SURVEY & DEVELOPMENT, PLLC.
4900 38TH AVE. SUITE 1
MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 10-24-2025	SCALE: 1" = 300'	DRAWN BY: SEM	CHECKED BY: JWA
PREPARED FOR: STAN SCHARFF 22871 277TH AVENUE LECLAIRE, IA 52753		PAGE: 1 OF 1	
DRAWING TITLE: SCHARFF CONSERVATION ADD.		DRAWING No.: 25-446-IALC-B-SCHARFF	



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MEMORANDUM

TO: Greg Schaapveld, Scott County Planning and Development Director

FROM: Natalie Murphy, Planner

DATE: November 12, 2025

RE: Zoning Application

This memorandum is being submitted in response to a zoning review request from Scott County, Iowa. The hearing date is scheduled for November 18, 2025. The applicant, Stanley G Scharff, 22871 277th Avenue, LeClaire, IA 52753, requested an "A-G" Agriculture-General to "R-1" Single-Family Residential zoning map amendment for two parcels under the same ownership. The 6.4 acre parcel (952205013) boundary would remain the same. The larger parcel (952205014) would utilize 5.5 acres to build a new home on the property. The remaining 97.35 acres of parcel 952205014 would be reserved for conservation purposes and restricted from future divisions or use due to the forest reserve.

The two parcels under review can be described as a total 109.25 acre (5.5 acre parcel and 102.85 acre parcel) tract in the NE 1/4 of the NW 1/4 of Section 22, T79N, R5E, 5th P.M., Scott County, Iowa (LeClaire Township, parcel #952205014). The existing property is located at 22871 277th Avenue, LeClaire, Iowa 52753.

Having reviewed the information relevant to the proposed zoning change, the following items were ascertained. The parcel is located within the Quad Cities Metropolitan Planning Area. There are no known short-range or long-range transportation projects scheduled or programmed in the vicinity of the parcel. The parcel does not appear to be located in a Special Flood Hazard Area. The proposed land use should not affect regional recreational facilities. The parcel is within 2 miles from a city with a water supply and/or sewerage treatment facility. Proper protection should be in place during construction for the forest reserve within the parcel. The parcel is located within the future planning boundary of LeClaire, and is identified in the 2016 *LeClaire Comprehensive Plan* as proposed Low Density Residential on the 2016 Proposed Future Land Use Map. The 2016 plan also shows that LeClaire plans to extend its municipal water supply and sewerage system services to this area. The property falls within the LeClaire Fire Protection District.

Should you have any questions regarding this review, please contact me at (309) 793-6300 ext. 1139.

NM/sdg

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1504 Third Avenue, Third Floor, Rock Island, Illinois 61201
Phone (309) 793-6300 • Fax (309) 793-6305
E-mail: info@bistateonline.org • Website: www.bistateonline.org

From: [Thomas Siegel](#)
To: [PD Mail Box](#)
Subject: Scharff Conservation Addition Rezoning
Date: Wednesday, November 12, 2025 6:15:04 PM

You don't often get email from s [REDACTED] [Learn why this is important](#)

CAUTION - EXTERNAL EMAIL! Be skeptical of links and attachments!

We have lived at 22810 277th Ave since 1984. Over the years the field across from our home has seen many changes (hogs, corn, beans, Christmas trees, wild flowers, prairie grass, wildlife, and more). Throughout these changes Stan and Jan Scharff have always maintained the property and been excellent stewards of the land. They have worked with others to put together the best solution for their property. The rezoning request is one more step in the evolution of their vision.

We support their request for establishing the Scharff Conservation Addition and rezoning to "R-1".

Regards:
Tom & JoAnn Siegel
22810 277th Ave
Le Claire, IA 52753
[REDACTED]