

PLANNING & DEVELOPMENT

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**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, December 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: Joan Maxwell, Steve Piatak, Lori Rochau, Kurt Steward

MEMBERS ABSENT: Easton Armstrong, Sean Eckhardt, Amy Nelson

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

OTHERS PRESENT: Kay & Jason Fix (applicants)
Eleven (11) 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 November 18, 2025 meeting minutes. **Steward made a motion to approve. Seconded by Maxwell. Vote: 4-0, All Ayes**
3. **Public Hearing, Ordinance Text Amendment:** Chair Piatak introduced the text amendment request as stated on the legal notice. **Schaapveld** provided a brief summary of the proposal to add “Rescue Kennel” to the list of potential Special Permitted Uses in the “R-1” Single Family Residential Zoning District, presented location maps, and explained the text amendment approval process.

Chair Piatak welcomed the applicant to respond.

Kay Fix introduced herself and provided background on her work as a veterinarian at Precious Paws Veterinary Hospital in Bettendorf. She discussed her passion for animal welfare and community involvement and explained the development of the proposed text amendment language.

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Jason Fix stated that the applicants wished to work collaboratively with the County on the text amendment. He noted community support for the project, including the award of a grant to build a fence and approximately \$40,000 raised through donations. He also briefly described the proposed Rescue Kennel site.

Chair Piatak asked for information specific to the ordinance.

Maxwell asked whether similar examples existed in surrounding counties. **Kay Fix** responded that she had not been able to locate any.

The Commission discussed the possibility of the applicants returning with revised ordinance language.

Maxwell asked whether the property could be rezoned to "A-P" Agricultural Preservation, where commercial kennels are already allowed with a Special Use Permit. **Schaapveld** explained that the site's proximity to neighboring residences would prevent it from qualifying for a Special Use Permit in the A-P zoning district.

Chair Piatak opened the public hearing.

Brad Moeller, 5003 306th St, Dixon, asked what would prevent others from establishing a Rescue Kennel in the future. **Schaapveld** explained the Special Use Permit process.

Twyla Brownell, 5350 306th St, Dixon, spoke in support of a Rescue Kennel.

Mike Blaesi, 5010 306th St, Dixon, spoke in opposition, citing noise concerns.

Janet Swanke, 5025 306th St, Dixon, spoke in support of a Rescue Kennel.

Hallie Hunt, 5299 306th St, Dixon, spoke in favor of a Rescue Kennel.

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

Schaapveld indicated Staff recommends denial of the proposed text amendment to add "Rescue Kennel" to the list of potential Special Permitted Uses in the "R-1" Single Family Residential Zoning District.

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Steward made a motion to postpone until the applicant submits a revised application. Rochau seconded the motion. Vote: 4-0, All Ayes.

Chair Piatak provided the applicants with a list of questions for their consideration when reapplying.

4. **Old Business:** *None*
5. **Zoning Administrator's Report:** **Schaapveld** provided brief updates regarding Lost Oasis and the Scharff plat and rezoning.
6. **Public Comment:** *None*
7. **Adjournment:** With no further business to discuss, **Chair Piatak** adjourned the meeting at 6:55 P.M.

Submitted by:

Caitie Leighton

Senior Administrative Assistant