

PLANNING & DEVELOPMENT

600 West Fourth Street

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**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, February 17, 2026
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, Sean Eckhardt, Joan Maxwell, Steve Piatak, Lori Rochau (virtual)

MEMBERS ABSENT: Kurt Steward

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

OTHERS PRESENT: Kay & Jason Fix (applicants)
Thirteen (13) 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 December 2, 2025 meeting minutes. **Nelson made a motion to approve. Seconded by Maxwell. Vote: 6-0, All Ayes**
3. **Public Hearing, Ordinance Text Amendment:** Chair Piatak reintroduced the text amendment request as stated on the legal notice. **Schaapveld** provided a brief summary of the proposal to add “Canine and Feline Rescue and Sanctuary Operation” 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 invited the applicants to provide additional comments.

Kay Fix reintroduced herself and provided background on her work as a veterinarian at Precious Paws Veterinary Hospital in Bettendorf. She discussed her commitment to animal welfare, community involvement, and the rationale for selecting the subject property.

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Jason Fix acknowledged potential noise concerns and described measures they intend to implement to mitigate noise.

Chair Piatak opened the public hearing.

Melissa Kallenberger, 5145 306th St, Dixon, inquired about how the dogs would be housed. Kay Fix explained that the dogs would be kept indoors in a climate-controlled building located approximately 250 feet from the nearest adjacent dwelling. Outdoor time would be supervised and limited to the hours of 7:00 A.M. to 10:00 P.M. Kallenberger also asked whether staff would be present onsite at all times. Kay Fix confirmed that the animals would receive continuous, 24/7 care.

Nancy Harrison, 18470 249th Ave, Pleasant Valley, identified herself as a board member of Precious Paws and spoke in support of the proposed Rescue and Sanctuary. She expressed concern that opposition to the proposal could hinder efforts to care for animals in need.

Kallenberger reiterated concerns regarding potential noise impacts.

Mike Blaesi, 5010 306th St, Dixon, spoke in opposition, citing concerns related to noise and waste management. While acknowledging the applicants' passion, he expressed the opinion that the number of dogs proposed was excessive. **Kay Fix** responded that a waste removal program would be implemented and clarified that no dogs would be west of the pond.

Janet Swanke, 5025 306th St, Dixon, spoke in support of the proposed Rescue & Sanctuary.

Joe Ryan, 1660 W Pleasant St, Davenport, also spoke in favor of the proposal.

Chair Piatak requested clarification regarding whether a private kennel would still be permitted on the property if the text amendment were denied. **Schaapveld** confirmed that a private kennel with no more than 10 dogs and cats would be allowed as an accessory permitted use.

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

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

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Nelson requested clarification regarding whether the applicant was seeking a reduced setback compared to the requirements for a commercial kennel. **Schaapveld** confirmed this was correct.

Maxwell noted the relative distance of the proposed site from Davenport and raised concerns regarding the availability of volunteers. **Kay Fix** responded that she maintains a large following on social media. **Maxwell** commented that in her experience with other organizations, securing volunteers is still a challenge despite having large followings on social media.

Eckhardt made a motion to deny the request to add “Canine and Feline Rescue and Sanctuary Operation” to the list of potential Special Permitted Uses in the “R-1” Single Family Residential Zoning District. **Nelson** seconded the motion. **Vote: 6-0, All Ayes.**

4. **Old Business:** *None*
5. **Zoning Administrator’s Report:** **Schaapveld** provided brief update regarding CIPCO, a proposed State bill related to expanding local control of businesses based on agricultural land, the Scharff rezoning and subdivision previously approved by the Commission having not been forwarded to the Board of Supervisors at the applicant’s request, and the potential scheduling of a joint meeting with the Board of Supervisors and the Zoning Board of Adjustment in the coming months.
6. **Public Comment:** **Jerry Mohr**, 23785 130th Ave, Eldridge, inquired about the timeline for updating the Comprehensive Plan. A brief discussion followed regarding the history of the Comprehensive Plan, but **Schaapveld** noted there are no stated plans to revise the plan at this point.
7. **Adjournment:** With no further business to discuss, **Chair Piatak** adjourned the meeting at 7:17 P.M.

Submitted by:
Caitie Leighton
Senior Administrative Assistant