

PLANNING & DEVELOPMENT

600 West Fourth Street

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**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, April 21, 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: Sean Eckhardt, Joan Maxwell, Steve Piatak, Lori Rochau, Kurt Steward

MEMBERS ABSENT: Easton Armstrong

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

OTHERS PRESENT: Rily & Ardita Grunwald (applicants)
Ten (10) 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 February 17, 2026 meeting minutes. **Maxwell made a motion to approve. Seconded by Steward. Vote: 6-0, All Ayes**

Consideration of April 14, 2026 joint P&Z/BOS/ZBOA meeting minutes. **Maxwell made a motion to approve. Seconded by Steward. Vote: 6-0, 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 amend the Zoning Ordinance of Unincorporated Scott County, specifically a change to the definition of "Snow tubing facility concession/warming area," to expand the food preparation activities allowed to occur in such a facility.

Chair Piatak invited the applicants to provide additional comments.

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Ardita Grunwald stated that after completing the Safe Serve course through the County Health Department, she became aware of limitations on food preparation without a grease trap and oven. She expressed a desire to offer patrons hot food and healthier options such as soup, hot dogs, nachos, and walking tacos. She noted that during a recent fundraising event, attendees expressed interest in expanded food options beyond pre-packaged items, and she presented a petition with approximately 300 signatures supporting the request.

Chair Piatak opened the public hearing.

Dennis Queal, 24460 250th Street, Princeton, IA, inquired if food trucks would be permitted. **Schaapveld** responded they would not. **Grunwald** added that food trucks typically do not operate during winter months.

Nicole Matzen, 31067 137th Avenue, Long Grove, IA, spoke in support of the amendment.

Kalyva Ourania-Antonia, 4918 Harrison Street, Davenport, IA, identified herself as a member of the Clinton County Chamber of Commerce and spoke in support of the amendment, noting regional interest in the facility and the demand for warm food during winter activities.

Larry Mazen, 24689 Scott Park Road, Eldridge, IA, spoke in support of the amendment.

Jentz Matzen, 31067 137th Avenue, Long Grove, IA, spoke in support of the amendment.

With no further public comment, **Chair Piatak** requested staff's recommendation.

Schaapveld indicated Staff recommends denial of the proposed text amendment due to a lack of demonstrated need to justify the change to the Zoning Ordinance definition.

Chair Piatak invited the applicant to respond.

Rily Grunwald stated that the need had been demonstrated through fundraising events and noted that, as they are not from the food service industry, they were initially unaware of the limitations associated with the absence of a grease trap and oven.

Eckhardt asked what impact denial of the request would have. **Rily Grunwald** responded that it would make it significantly more difficult to attract returning patrons.

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Nelson inquired whether food would be delivered or picked up from TPC or similar suppliers. **Rily Grunwald** indicated that beverages would be delivered by a Pepsi contractor, while food would likely be picked up from suppliers.

Nelson asked whether the building has adequate space for the necessary equipment to support expanded food service. **Ardita Grunwald** confirmed that sufficient space is available.

Nelson inquired about insurance coverage. **Ardita Grunwald** confirmed that appropriate coverage is in place.

Nelson asked who proposed the current ordinance text. **Rily Grunwald** stated it was developed by previous staff.

Chair Piatak asked about potential future implications if the snow tubing business were unsuccessful and the property sold. **Rily Grunwald** stated that future uses would be subject to Commission review and approval.

Rochau inquired whether the ordinance restricts concession operations to snow tubing hours. **Schaapveld** stated that it does not. **Rochau** expressed a preference that concessions operate only during snow tubing activities.

Chair Piatak cautioned the applicants regarding fundraising events, noting that applicable requirements must be met prior to operation and that such events may approach noncompliance, even if characterized as private.

Chair Piatak closed the public hearing.

A brief discussion followed regarding the function of exhaust hoods.

Eckhardt requested confirmation that sufficient space exists for additional equipment. **Rily Grunwald** confirmed and noted that it would significantly expand available food options.

Rily Grunwald briefly mentioned the possibility of alcohol sales but stated this would not be pursued in the current year.

The topic of mountain biking was raised; **Chair Piatak** reminded the applicants that current zoning language and the approved special use permit limits the use of the property to snow tubing.

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Discussion also included artificial snow and summer tubing; **Chair Piatak** reiterated that approval is limited to “snow” tubing.

The Commission came to an agreement that restricting “concession area” by way of allowable/disallowable building elements such as exhaust hoods and grease traps was unnecessary; however, operations should be limited to periods when the snow tubing hill is in operation and service should be limited to patrons of the snow tubing operation.

Eckhardt moved to recommend approval of the text amendment revising the definition of “Snow Tubing Facility Concession/Warming Area” to state “A structure containing: restroom facilities; a warming area limited to space for changing clothes or preparation for snow tubing and limited to a rated occupancy of no more than 150 occupants as determined by the Code Official in accordance with adopted County Construction Codes; and a concession area operated for the patrons only when the snow tubing hill is in operation.” Seconded by Maxwell. Vote 6-0, All Ayes.

4. **Old Business:** *None*
5. **Zoning Administrator’s Report:** **Schaapveld** provided updates on Riverstone, CIPCO, state ordinances, and discussed the potential establishment of a fee for text amendment requests.
6. **Public Comment:** *None*
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