PLANNING & DEVELOPMENT
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SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Wednesday June 3, 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, Amy Nelson, Lori Rochau

MEMBERS ABSENT: Easton Armstrong, Steve Piatak, Kurt Steward

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

OTHERS PRESENT: Troy & Brandon Dickens (applicants)
John Groves (landowner)

1. **Call to Order: Vice Chair Maxwell** called the meeting to order at 5:30 P.M.

2. **Approval of Minutes:** Consideration of April 21, 2026 meeting minutes**. Rochau made a motion to approve. Seconded by Eckhardt. Vote: 4-0, All Ayes**

3. **Public Hearing, Rezoning: Vice Chair Maxwell** introduced the rezoning request as stated on the legal notice. **Schaapveld** provided a summary of the proposal to rezone, presented location maps, and gave a summary of the property's convoluted zoning history.

   Maxwell invited the applicants to provide additional comments.

   Brandon Dickens explained they wanted to use 7-12 acres of the property for their concrete business, primarily for equipment storage.

   Maxwell opened the public hearing. With no members of the public present to provide comments, **Maxwell** closed the public hearing and requested staff's recommendation.

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Schaapveld indicated staff recommended approval of the rezoning request.

Maxwell invited the applicant to provide any additional comments. The applicant had nothing further to add.

Eckhardt inquired whether the proposed use would include a building or solely a parking area. **Dickens** responded that the proposal would include a building and a fenced-in area.

Rochau inquired about potential noise, dust, and odors associated with the proposed use. **Dickens** explained that a rock pile would be located toward the rear of the property, and a machine would operate for short periods to load broken concrete for removal from the site.

Maxwell and **Nelson** expressed concern regarding the loss of agricultural land but agreed that "C-2" Commercial and Light Industrial zoning would be a more appropriate designation for the property than the disputed "I" Industrial zoning.

Rochau moved to recommend approval of the rezoning of 37.07 acres from "A-G" Agricultural-General / "I" Industrial to "C-2" Commercial and Light Industrial. Seconded by Eckhardt.

Vote 4-0, All Ayes.

4. **Old Business:** *None*

5. **Zoning Administrator's Report:** **Schaapveld** provided updates on Riverstone, CIPCO, Cerro Gordo, Precious Paws, Lost Oasis, and briefly discussed fringe area agreements.

6. **Public Comment:** *None*

7. **Adjournment:** With no further business to discuss, **Vice Chair Maxwell** adjourned the meeting at 6:29 P.M.

Submitted by:
Caitie Leighton
Senior Administrative Assistant