**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
**Wednesday, November 4, 2026**
**5:30 P.M.**

Eldridge Branch of the Scott County Library
Room A/B
200 North 6th Avenue
Eldridge, IA 52748

1. **Call to Order**

2. **Approval of Minutes:** Approval of the October 6, 2026 meeting minutes.

3. **Public Hearing, Rezoning:** Application from the **CMA Ventures, LLC** to rezone 78.05 acres, more or less, from "A-G" Agricultural-General to "A-P" Agricultural-Preservation in the S ½ of the SW ¼ of Section 12 and the NE ¼ of the NW ¼ of Section 13 of Hickory Grove Township (Scott County Tax Parcel 921303002 and the portions of Scott County Tax Parcels 921249001 and 921251001 that lie east of Allens Grove Road).

4. **Old Business**

5. **Zoning Administrator's Report**

6. **Public Comment**

7. **Adjournment**



*Public Hearing/Meeting Procedure on reverse*

*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 6, 2026
# 5:30 P.M.

## MEETING MINUTES

Board Room
Scott County Administrative Center – 1st Floor
600 W 4th Street
Davenport, IA 52801

**MEMBERS PRESENT:** Easton Armstrong, Sean Eckhardt, Steve Piatak, Kurt Steward

**MEMBERS ABSENT:** Joan Maxwell, Amy Nelson, Lori Rochau

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

**OTHERS PRESENT:** Ryder Houck (applicant)
2 members of the public

1. **Call to Order: Chair Piatak** called the meeting to order at 5:31 P.M.

2. **Approval of Minutes:** Consideration of June 3, 2026 meeting minutes**. Eckhardt made a motion to approve. Seconded by Steward. Vote: 4-0, All Ayes**

3. **Annual Designation of the Location for Posting Notice of Planning & Zoning Commission Meeting Agendas: Steward made a motion to designate the location for posting meeting agendas as determined by the Board of Supervisors. Seconded by Armstrong. Vote: 4-0, All Ayes**

4. **Public Hearing, Ordinance Text Amendment: Chair Piatak** introduced the text amendment request as stated on the legal notice. **Schaapveld** provided an overview of the proposal, including the rationale for the amendment, location maps, and a summary of the property's history.

   **Piatak** invited the applicant to provide additional comments.

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**Ryder Houck** provided background on the Bettendorf Soccer Association and stated that the club serves approximately 350–400 children. He explained that the association would like to install permanent lighting to accommodate fall soccer practices when daylight hours are shorter. The association currently rents portable lighting, which are expensive, and permanent fixtures would help reduce costs.

**Piatak** opened the public hearing.

**Ronald Schneckloth** (17920 210th Street Davenport) questioned why the text amendment and rezoning were being pursued at this time, after many years of operation. He also asked whether the recently installed no-parking signs on E 90th Street/210th Street had created the need for lighting. Houck explained that parking concerns had been addressed through overflow parking arrangements and by scheduling games and practices farther apart. He reiterated that fall practices typically conclude around 8:00 P.M. and that renting portable lights has become costly. **Schaapveld** further explained that when the County established the Conservation Recreation (C-R) zoning district, all public parks were automatically rezoned, but private parks were permitted to continue as nonconforming uses until such time as they sought to expand or make changes. Because the Bettendorf Soccer Association is proposing to install permanent lighting, the property must undergo the text amendment, rezoning, site plan, and special use permit processes to establish the use as conforming.

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

**Schaapveld** stated that staff recommended approval of the text amendment request.

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

**Eckhardt** asked whether the proposed language regarding the concession building was too broad. **Steward** suggested that the matter be addressed by the Zoning Board of Adjustment during the Special Use Permit process.

**Schaapveld** explained that sports lighting is exempt from the lighting ordinance. **Eckhardt** asked **Schneckloth** whether he had any concerns regarding light pollution. **Schneckloth** responded that he did not.

DRAFT

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**Armstrong** inquired about the proposed hours of operation. **Schaapveld** explained that the hours would be determined by the Zoning Board of Adjustment.

**Armstrong moved to recommend approval of the text amendment to add "Soccer Complex" to the Special Permitted Uses under the Conservation Recreation "C-R" zoning district. Seconded by Steward. Vote 4-0, All Ayes.**

5. **Public Hearing, Rezoning:** **Chair Piatak** introduced the rezoning request as stated in the legal notice. **Schaapveld** provided an overview of the proposal, including the rationale for the request and the associated location maps.

   **Piatak** invited the applicants to provide additional comments. The applicant had nothing to add.

   **Piatak** opened the public hearing.

   With no public comments, Piatak closed the public hearing and requested staff's recommendation.

   **Schaapveld** stated that staff recommended approval of the rezoning request.

   **Eckhardt moved to recommend approval of the rezoning of 18.85 acres from "A-G" Agricultural-General to "C-R" Conservation-Recreation. Seconded by Armstrong. Vote 4-0, All Ayes.**

6. **Old Business:** *None*

7. **Zoning Administrator's Report:** **Schaapveld** provided brief updates regarding Riverstone, CIPCO, and Precious Paws.

8. **Public Comment:** *None*

9. **Adjournment:** With no further business to discuss, **Chair Piatak** adjourned the meeting at 6:37 P.M.

Submitted by:
Caitie Leighton
Senior Administrative Assistant

DRAFT

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# Rezoning Petition

Date 10 / 08 / 20 26

Scott County Planning and Zoning Commission Members:

CMA Ventures, Inc., owners / purchasers / developers of the below described real estate, petition the Planning and Zoning Commission to consider re-zoning this property from A-G to A-P. For the request to the Commission, please find the attached copy of the plat/site plan and the filing fee of $400.

Number of acres to be re-zoned: 78.05

**Legal Description** (Attach separate sheet if necessary)

See attached file.

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

The property will continue being used for agriculture.

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

Agriculture use complies with the Scott County Plan and Land Use Policies.

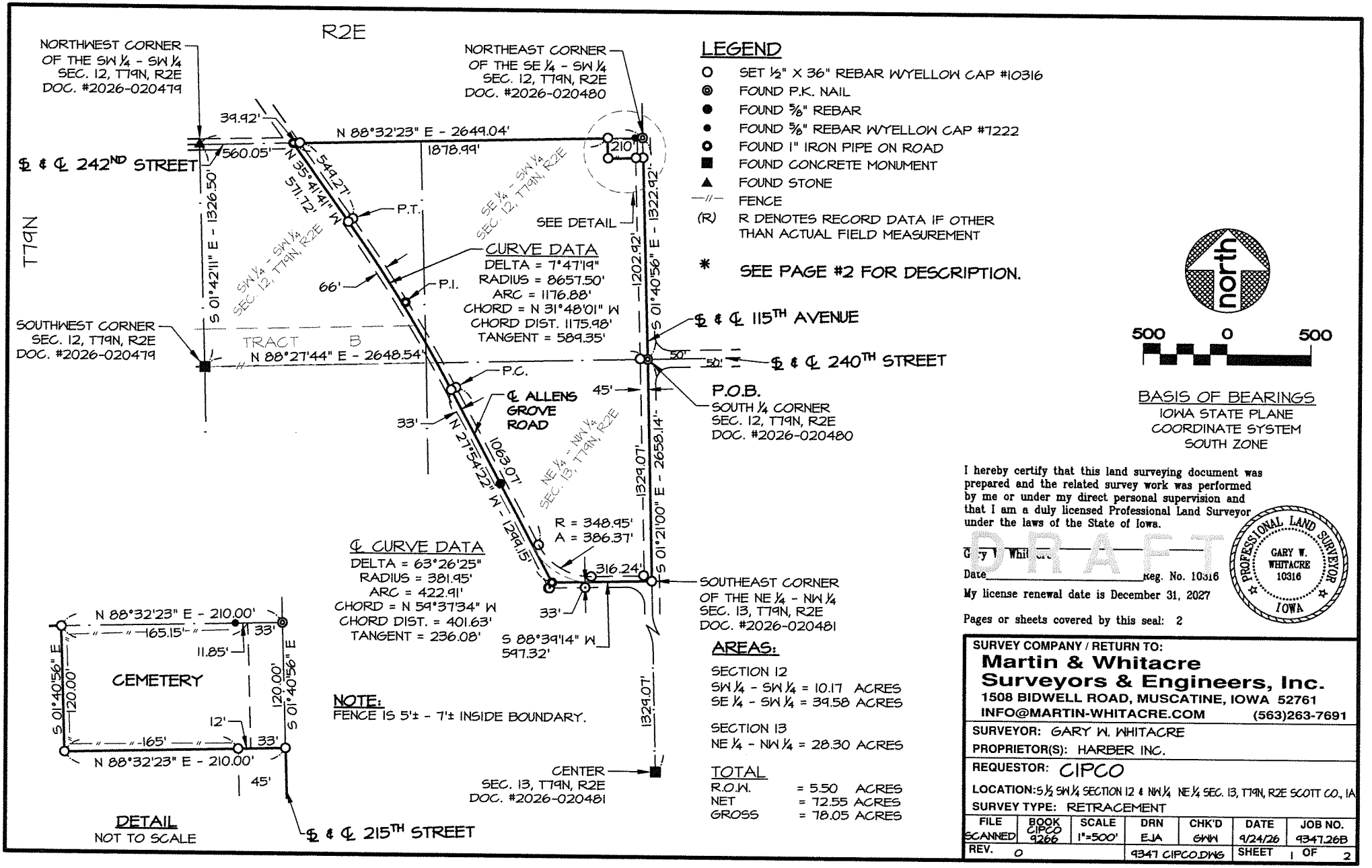
Respectfully submitted,

Signature
Sam Honold
Name of Applicant (printed)
1400 Highway 13
Mailing Address
Cedar Rapids, IA 52403
City / State / Zip
(800) 373-8011
Phone

Signature
Andrew St. John
Name of President (if different from applicant)
1400 Highway 13
Mailing Address
Cedar Rapids, IA 52403
City / State / Zip
(800) 373-8011
Phone

#400 paid

Received by _____
Zoning Staff




## LEGEND

- ○ SET ½" X 36" REBAR WYELLOW CAP #10316
- ◎ FOUND P.K. NAIL
- ● FOUND ⅝" REBAR
- • FOUND ⅝" REBAR WYELLOW CAP #7222
- ○ FOUND 1" IRON PIPE ON ROAD
- ■ FOUND CONCRETE MONUMENT
- ▲ FOUND STONE
- —//— FENCE
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

* SEE PAGE #2 FOR DESCRIPTION.

north

500 0 500

## CURVE DATA

DELTA = 7°47'19"
RADIUS = 8657.50'
ARC = 1176.88'
CHORD = N 31°48'01" W
CHORD DIST. 1175.98'
TANGENT = 589.35'

## ℄ CURVE DATA

DELTA = 63°26'25"
RADIUS = 381.95'
ARC = 422.91'
CHORD = N 59°37'34" W
CHORD DIST. = 401.63'
TANGENT = 236.08'

**NOTE:**
FENCE IS 5'± - 7'± INSIDE BOUNDARY.

## AREAS:

SECTION 12
SW ¼ - SW ¼ = 10.17 ACRES
SE ¼ - SW ¼ = 39.58 ACRES

SECTION 13
NE ¼ - NW ¼ = 28.30 ACRES

**TOTAL**

| | |
|---|---|
| R.O.W. | = 5.50 ACRES |
| NET | = 72.55 ACRES |
| GROSS | = 78.05 ACRES |

## BASIS OF BEARINGS

IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

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 Professional Land Surveyor under the laws of the State of Iowa.

DRAFT

Gary W. Whitacre
Date _____ Reg. No. 10316

PROFESSIONAL LAND SURVEYOR GARY W. WHITACRE 10316 IOWA

My license renewal date is December 31, 2027

Pages or sheets covered by this seal: 2


SURVEY COMPANY / RETURN TO:
**Martin & Whitacre Surveyors & Engineers, Inc.**
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691


SURVEYOR: GARY W. WHITACRE
PROPRIETOR(S): HARBER INC.
REQUESTOR: CIPCO
LOCATION: S½ SW¼ SECTION 12 & NW¼ NE¼ SEC. 13, T79N, R2E SCOTT CO., IA
SURVEY TYPE: RETRACEMENT

| FILE | BOOK | SCALE | DRN | CHK'D | DATE | JOB NO. |
|---|---|---|---|---|---|---|
| SCANNED | CIPCO 9266 | 1"=500' | EJA | GWW | 9/24/26 | 9347.26B |
| REV. 0 | | | 9347 CIPCO.DWG | | SHEET 1 OF 2 | |

**PLANNING & ZONING COMMISSION**

**STAFF REPORT**

**November 4, 2026**

**Applicant:** CMA Ventures, Inc.

**Request:** Rezone 78.05 acres, more or less, from "A-G" Agricultural-General to "A-P" Agricultural-Preservation

**Legal Description:** The South ½ of the Southwest ¼ of Section 12, lying East of the Davenport and Allens Grove Road, excepting a tract in the Northeast comer thereof described as commencing at the Northeast comer of the South half of the Southwest Quarter of said Section 12; thence West 210 feet; thence South 120 feet; thence East 210 feet; thence North 120 feet to the point of beginning;
And
All of that part of the Northeast ¼ of the Northwest ¼ of Section 13 lying East of the Davenport and Allens Grove Road.

**General Location:** Between Allens Grove Road and 115th Avenue, South of 242nd Street extended easterly

**Existing Zoning:** "A-G" Agricultural-General

**Surrounding Zoning:**

**North:** "A-P" Agricultural-Preservation
**South:** "A-P" Agricultural-Preservation
**East:** "A-G" Agricultural-General
**West:** "A-P" Agricultural-Preservation

**GENERAL COMMENTS:** This request is to rezone 78.05 acres, more or less, from "A-G" Agricultural-General to "A-P" Agricultural-Preservation. The only existing development on the parcel is three grain bins, an agricultural outbuilding and associated gravel driveway. The remainder of the property is used for row crops.

Note a 0.87 acre parcel that was long ago subdivided off the northeast corner of the subject property, for what is known as Burch Cemetery, is not included in this rezoning request.

**PLANNING & ZONING COMMISSION**

**STAFF REPORT**

**November 4, 2026**

**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 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 does not anticipate a change in zoning of the subject parcel.

**The rezoning request does not meet this criterion.**

*Is the development on marginal or poor agricultural land?*

The Gross Average Corn Suitability (CSR2) Ratings for the three parcels included in this rezoning request are 95.93, 89.98, and 88.56. Scott County has historically considered any agricultural land rated with a CSR2 of 60 or more as prime agricultural land.

Note this land use policy is written for consideration of developing ground into more intense land uses; that is, development of prime agricultural ground is generally discouraged. As such, the proposed down-zoning of this prime agricultural ground is supported by this policy.

**The rezoning request meets this criterion.**

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

The entire east frontage is adjacent to paved two-lane County Road 115th Avenue.

**The rezoning request meets this criterion.**

*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.

Again, it is worth noting that this land use policy is written for consideration of developing the ground into a more intense land use.

**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 approximately 4 miles west of Eldridge, 1.75 miles east of Maysville, and 1.75 miles south of Donahue. Development of this parcel would arguably encourage urban sprawl, thus down-zoning the parcel to 'A-P' would severely restrict its ability to be developed and limit sprawl.

**The rezoning request meets this criterion.**

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

The subject property is bound by roads on three sides, and row-cropped agricultural land to the north. Down-zoning to "A-P" would minimize or eliminate any disruption to adjacent agricultural activities.

**The rezoning request meets this criterion.**

*Does the area have stable environmental resources?*

The subject parcel is gently sloped and there are no known wetlands or floodplain on the property.

**The rezoning request meets this criterion.**

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

The property is surrounded by agricultural land use

**The rezoning request meets this criterion.**

*Is there a recognized need for such development?*

Both Scott County's Comprehensive Plan and Iowa Code Chapter 335 "County Zoning" encourage the preservation of agricultural land, which is the intent of the County's "A-P" zoning district

**The rezoning request meets this criterion.**

~*~

Staff has mailed notification of this hearing to the adjacent property owners within five hundred feet (500') of this property, 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 no public comment on the rezoning request as of the writing of this report. Additionally, staff solicited comments from the County Engineer, the Health Department, Bi-State Regional Commission, and Scott County Soil and Water Conservation. Bi-State provided an analysis which is attached to this report; no other concerns or comments were received as of the writing of this report.

**PLANNING & ZONING COMMISSION**

**STAFF REPORT**

**November 4, 2026**




**Site Location Map**

**PLANNING & ZONING COMMISSION**

**STAFF REPORT**

**November 4, 2026**



**Site (Looking Southerly)**

**PLANNING & ZONING COMMISSION**

**STAFF REPORT**

**November 4, 2026**



**Site (Looking Northerly)**

**RECOMMENDATION:** Staff recommends that the rezoning of 78.05 acres from "A-G" Agricultural-General to "A-P" Agricultural-Preservation 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 30, 2026

Bi-State Regional Commission
Serving local governments in Muscatine and Scott Counties, Iowa;
Henry, Mercer, and Rock Island Counties, Illinois

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VICE-CHAIR
**Richard "Quijas" Brunk**
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MEMORANDUM

TO: Greg Schaapveld, Scott County Planning and Development Director

FROM: Natalie Murphy, Planner

DATE: October 28, 2026

RE: Rezoning Application

This memorandum is being submitted in response to a zoning review request from Scott County, Iowa. The hearing date is scheduled for November 4, 2026. The applicant, CMA Ventures, Inc., requested an "A-G" Agricultural-General to "A-P" Agricultural-Preservation zoning map amendment to rezone a 78.05-acre tract.

The parcel under review can be described as a 78.05-acre tract in the NE ¼ of the NW ¼ of Section 13, T79N, R2E, Scott County, Iowa (Hickory Grove Township, parcel #921303002). The parcel is located at approximately 24000 S Allens Grove Rd, Dixon, Iowa 52745.

Having reviewed the information relevant to the proposed zoning change, the following items were ascertained. The parcel is not located within the Quad Cities Metropolitan Planning Area. Roadway resurfacing on 115th Avenue along the eastern border of the parcel is scheduled for 2028 as identified in the *Scott County Secondary Roads Five Year Plan: 2027-2031*. The parcel is not in a Special Flood Hazard Area. The parcel is within or in close proximity to prime farmland. The proposed change should not affect regional recreational facilities. The parcel is 1.8 miles away from Maysville and 1.7 miles away from Donahue with neither community planning for the parcel. Scott County has no change to future land use for the parcel and identifies its zoning as "Agricultural-General" in the *2008 Scott County Comprehensive Plan* Future Land Use Map as amended in 2018.

Bi-State Regional Commission finds this to be a reasonable rezone due to its current use and its proximity to prime farmland. 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-Hickory Grove TWP 26-10-30 CMA Ventures.docx

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