

PLANNING & DEVELOPMENT

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Timothy Huey
Director

**SCOTT COUNTY
ZONING BOARD OF ADJUSTMENT
AGENDA**

Wednesday, May 27, 2020

1st Floor Board Room Administrative Center

5:00 P.M.

CALL-IN INFORMATION

Phone: **408-418-9388**

Meeting number (access code): **297 192 037**

Meeting password: **23456**

PUBLIC NOTICE is hereby given that the Scott County Zoning Board of Adjustment meeting will be held by electronic telephone conference with the call originating from the Scott County Administrative Center with **MINIMAL** public access in an effort to mitigate the spread of **COVID-19**. The public will be allowed into the Scott County Administrative Center Board Room at 4:45P.M., however due to the Iowa Governor limiting gathering size limits 10 person, were recommend calling in. **The public may join the meeting by phone (408-418-9388) and entering the access code (297 192 037) followed by the meeting password (23456).** Please place your phone on mute until you are called upon from the Chair. The electronic meeting is allowed is allowed by Scott County Zoning Board of Adjustment's Administrative Rules and by Iowa Code Section 21.8(1)(b) as it is necessary to provide direction from the Commission for several time-sensitive issues listed on the agenda.

1. **Call to Order**
2. **Minutes:** Approval of the February 26, 2020 meeting minutes.
3. **Public Hearing – Special Use Permit:** Request from **Scott Emergency Communications Center (SECC)** to construct a 260' foot self-support communications tower and fenced compound. The current deed holder is **Leo and Sandra Rathjen**. The location of the request is adjacent to the east of 4636 220th Street, Walcott. The property is legally described as a 0.458 acre tract part of the SE¹/₄SE¹/₄ of Section 23 in Cleona Township (currently part of Parcel Number 912355002). The location is zoned Agricultural-Preservation (A-P). A plat of survey, splitting the 0.458 acre tract of land is to be recorded contingent on the decision of this application. The applicant states this request is part of the Quad City's P25 radio system enhancement project.

4. **Public Hearing – Special Use Permit:** Request from **Kuhl Electric & Automation, Inc.** to construct a 150’ foot mono-pole communications tower. The current deed holder is **TBAR Management LLC**. The location of the request is 22762 215th Avenue, Davenport. The property is legally described as a 5.10 acre tract part of the NE¹/₄NW¹/₄ AND part of the SE¹/₄NW¹/₄ in section 22 of Lincoln Township (Parcel Number 942219002). The location is zoned Agricultural-Preservation (A-P). The applicant states the communications tower will have receiving and sending antennas, to make high speed internet available to eastern rural Scott County.
5. **Public Hearing – Special Use Permit:** Request from **Kuhl Electric & Automation, Inc.** to conduct an expanded home industry on the premises that exceed the conditions and restrictions of the Agricultural-Preservation (A-P) Zoning District. The applicant proposes to construct a 60’ X 90’ foot (5,400 square feet) accessory building for the purpose of a telecommunications home industry. The current deed holder is **Leslie & Debra Kuhl DBA TBAR Management LLC**. The location of the request is 22762 215th Avenue, Davenport. The property is legally described as a 5.10 acre tract part of the NE¹/₄NW¹/₄ AND part of the SE¹/₄NW¹/₄ in section 22 of Lincoln Township (Parcel Number 942219002). The location is zoned Agricultural-Preservation (A-P).
6. **Public Hearing – Variance:** Request from **Beau Hines** to construct a swimming pool and swimming pool deck with a 29’ foot front yard setback in lieu of the 50’ foot front yard setback as prescribed in the Zoning Ordinance for the Single-Family Residential (R-1) Zoning District. The current deed holder is **Beau and Lindsay Hines**. The location of the request is 112 Prairie Hill Road, Blue Grass. The property is legally described as a 0.73 acre tract at Lot 12 of Timber Valley Estates – 1st Addition (Parcel Number 720805112). The applicant states the irregular geometry of the lot, the location of the septic system, and dense tree growth in alternate site locations on the property as reasons for applying for the variance.
7. **Other business:** Additional comments or issues to discuss
8. **Adjournment.**

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 approval, deny, or modify request.
- k. Final vote. Recommendation goes to Board of Supervisors.