

PLANNING & DEVELOPMENT

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Timothy Huey
Director

**SCOTT COUNTY
ZONING BOARD OF ADJUSTMENT
AGENDA**

Wednesday, June 24, 2020
1st Floor Board Room Administrative Center
4:00 P.M.

CALL-IN INFORMATION

Phone: **408-418-9388**
Meeting number (access code): **146 082 2679**
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 3:45P.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 (146 082 2679) 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 May 27, 2020 meeting minutes.
- 3. Public Hearing – Special Use Permit:** Request from **Kwik Star, Inc.** for a Special Use Permit to construct an on premise accessory signs that exceeds the height an area regulations for the Commercial-Light Industrial (C-2) Zoning District. The proposed accessory on premise sign is 75 feet high, and 275.5 square foot in area on each face (551 square feet in total area). The “C-2” Zoning District allows a maximum sign height of 45 feet and a maximum total area of 500 square feet for all accessory signs on the premise. The proposed high-rise sign along with additional proposed accessory signs on the premise would exceed the total allowable sign square footage for the property. Section 6-28.B.(14) of the Zoning Ordinance prescribes that “Any proposed accessory sign which exceeds the height or size limits identified above shall be reviewed in accordance with the provisions and criteria for a Special Use Permit established in Section 6-30.” The location of the request is 13888 118th Avenue, Davenport. The 23.6 acre property is

legally described as Lot 1 of Brus Farm Commercial Park 2nd Addition in Buffalo Township (Parcel Number 720105011).

4. **Public Hearing – Variance:** Request from **Michael Ouellette** for a variance to construct a detached garage with a 5’ foot side yard setback in lieu of the 10’ foot side yard setback prescribed in the Zoning Ordinance for the Single-Family Residential (R-1) Zoning District. The location of the request is 26446 274th Avenue, Princeton. The property is legally described as a 0.85 acre tract at Lot 20 of Centennial Oaks – 3rd Addition (Parcel Number 053435120). The applicant states the topography, irregular geometry of the lot, and dense tree growth in alternate site locations on the property as reasons for applying for the variance.
5. **Public Hearing – Variance:** Request from **Vahan G. Bedeian** for a variance to construct an accessory building for storage with a 4’ foot side yard setback in lieu of the 10’ foot side yard setback as prescribed in the Zoning Ordinance for the Single-Family Residential (R-1) Zoning District. The location of the request is 13085 61st Avenue, Blue Grass. The property is legally described as a 4.77 acre tract at Lot 7 of Revelle's 7th Subdivision (Parcel Number 720649107). The applicant states the location of an additional accessory building’s entrance for tractors, the equipment being used on the property, and the location of the septic system as reasons for applying for the variance.
6. **Public Hearing – Variance:** Request from **Nicholas Schemmel** for a variance to construct an accessory building for storage with a 30 foot front yard setback in lieu of the 50 foot front yard setback as prescribed in the Zoning Ordinance for the Agricultural-General (A-G) Zoning District. The location of the request is 17449 267th Street, Long Grove. The property is legally described as a 5.38 acre tract part of the SE¹/₄NW¹/₄ of Section 36 in Winfield Township (Parcel Number 033619007). The applicant states the location of an additional existing pole building and the proposed location of a pool as reasons for applying for the variance.
7. **Discussion of Recently Enacted State Legislation:** House File 2477, an Act relating To County Regulation of Certain Agricultural Experiences; AND House File 2512, an Act relating to county zoning procedures, and including effective date and applicability provisions.
8. **Other business:** Additional comments or issues to discuss
9. **Adjournment.**

Public Hearing/Meeting Procedure

- a. Chair reads public notice of hearing.
- b. Staff reviews background of request.
- c. Applicant /Representative provide any additional comments on request.
- d. Public may make comments or ask questions.
- e. Staff makes recommendation.
- f. Applicant may respond or comment.
- g. Board members may ask questions.
- h. Chair closes the public portion of the hearing (No more public comments).
- i. Discussion period for the Board members.
- j. Board members make motion to approval, deny, or modify request.
- k. Final vote.