

Minutes of the Planning and Zoning meeting held on May 4, 2006.

Meeting called to order by Linda Mullanack at 7 pm. Present were members Daniel Mullanack and Steve Thornton. Ray Martinez, Sr. and Daryl Buffington were excused. Also present were Council liaison Judy Hammons, City Attorney Bill McCullough and City Clerk Bill Bowers.

Motion by D. Mullanack to appoint Linda Mullanack as chair for the meeting as the Committee Chairman, Daryl Buffington, was absent. Seconded by Thornton and carried unanimously.

Chapel Hill

The committee asked for comments from the audience regarding this proposal. Many residents spoke regarding the following issues surrounding the development:

1. Traffic
2. Density
3. Grading of the property
4. Retention Ponds
5. Flooding
6. Too many lots
7. School Busses cannot go into the subdivision
8. Speeding on Chapel Hill Road
9. Condition of Chapel Hill Road (no shoulders, steep drop offs, etc)
10. School Bus traffic
11. Cemetery Access
12. Too many subdivisions going up in area
13. Roads are very poor during winter with ice buildup
14. Access to the site is not acceptable/poor vision lines
15. Only one access point for subdivision
16. Septic Systems leaking into water table
17. Removing water from the water table/aquifer
18. Where would children go to school

The project engineer stated these issues were addressed by Scott County. The speed limit on the road was reduced due to the objections of the area residents. The drainage plan calls for a pre-detention system which he stated which was approved by the County Engineer. Each cul-de-sac is sized like Davenport ~ a 40.5 foot radius which will allow for turning around. He also stated that the access meets engineering standards. The plat also shows easements for future access points, should the land surrounding the site be developed.

McCullough explained that the County would be governing the subdivision. The City of Davenport already approved this development and because it's within 2 miles of our borders we have the right to review and make recommendations on the plat.

Bowers stated the City Engineer, Leo Foley, could not attend but that he had reviewed the plat and would recommend approval.

Hammons discussed the options with the committee and McCullough.

Motion by L. Mullanack to table the Chapel Hill Preliminary Plat so the committee could meet with the developer. Seconded by Thorton and carried unanimously.

Bowers will contact the County to get a copy of the traffic study done for this project.

Sheeder Development

The committee discussed the latest plat for the Sheeder development.

Thorton questioned the drainage of the site. The committee agreed that Council should address the drainage prior to approval of this plat.

Motion by L. Mullanack to recommend to Council approval of the Sheeder Preliminary Plat subject to a check with the City Engineer that the drainage for this project has been properly addressed and a Council decision on the sidewalk replacement and cost. Seconded by Thorton and carried unanimously.

Motion to adjourn by L. Mullanack at 8:25 pm. Seconded by D. Mullanack and carried unanimously.

William Bowers
City Clerk