

PLANNING & DEVELOPMENT

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Davenport, Iowa 52801-1106
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Office: (563) 326-8643 Fax: (563) 326-8257



Timothy Huey
Director

To: Dee F Bruemmer, County Administrator
From: Timothy Huey, Planning Director
Date: December 12, 2012
Re: Presentation of the Planning and Zoning Commissions recommendation on the application to rezone approximately 5 acres from Agricultural-Preservation District (A-P) to Agriculture Service Floating Zone (A-F) in the southwesterly corner (precisely the west 600 feet of the south 365 feet) of the SW¹/₄SW¹/₄ of Section 18 in Butler Township.

The Planning Commission, on a 6-1 vote (Rivers voting no), recommended approval of this rezoning application in accordance with staff's recommendation. The applicant Crop Production Services, was represented at the meeting by Terry Harris and Rodney Foster, and property owner Burnette Marten Life Estate was represented by her son, Dean Marten. There were about 60 others members of the public in attendance. The two closest residential neighbors, Nancy Phelps and Dan & K.J. Rebarcak both presented Power Point presentations giving their objections and concerns with this application. Robb Ewoldt and Michael Holst from the Scott County Farm Bureau both spoke in support of this application. About six or seven other individuals spoke, both in favor and in opposition to this request.

Staff recommended approval of the rezoning request due to its compliance with the Scott County Land Use Policies and the Scott County Zoning Ordinance, with four conditions:

- 1) A permanent, secure, and lockable front gate must be constructed across the completed driveway entrance of the site.
- 2) The applicant shall install and maintain adequate security lighting for the site. Specifically, all buildings and storage areas shall be lit during nighttime hours, and all nighttime lighting shall be "full cut-off" in nature as well as designed to minimize light spillover across the property line. A lighting plan must be submitted prior to issuance of a building permit.
- 3) A landscaping plan shall be submitted prior to the issuance of a building permit. The plan must show how general site operations as well as any light spillover will be buffered from nearby properties. Special attention shall be paid to shielding the southern and western boundaries of the site, where the nearest residential properties are located. The landscaping plan shall include at least some evergreens or other non-deciduous plants which will provide buffering during all seasons. The plan may include any combination of plantings that achieve a reasonable buffering of the site during its operation.
- 4) Copies of any state and federal permits required to be held by Crop Production Services for this site shall be submitted to the Scott County Planning and Development Office prior to the issuance of a building permit.

Memo on A-P to A-F rezoning application
December 11, 2012

Commission member Kent Paustian explained the history of the A-F Zone, saying historically there has been a recognized need for retail sales in the County. He noted that Paul Meyer Chemical near Maysville was the first property to be rezoned A-F. He also noted that it has many similarities to this proposal. It is relatively close to residences and environmental features, such as Cameron Woods. Mr. Paustian said that the A-F zone was established through public meetings and received public input, and took a considerable amount of time, effort, and thought by the County. He acknowledged the safety concerns as valid, but took issue with some of the comments made during the public hearing. He stated that he would, personally, not be opposed to living next to an anhydrous tank.



PLANNING & ZONING COMMISSION
STAFF REPORT
November 20, 2012



- Applicant:** Crop Production Services (applicant); Burnette B. and Dean L. Marten Life Estate (property owners)
- Request:** Rezone approximately 5 acres from Agricultural-Preservation District (A-P) to Agriculture Service Floating Zone (A-F)
- Legal Description:** 5 Acres in the southwesterly corner (precisely the west 600 feet of the south 365 feet) of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 18 in Butler Township (T80N, R4E)
- General Location:** On the north side of 290th Street/St. Anns Road, in the 18000 block, approximately 1 mile east of Highway 61.
- Zoning:** Agricultural-Preservation (A-P)
- Surrounding Zoning:**
- North:** Agricultural-Preservation (A-P)
 - South:** Agricultural-Preservation (A-P)
 - East:** Agricultural-General (A-G)
 - West:** Agricultural-Preservation (A-P)

GENERAL COMMENTS: This request is to rezone approximately five acres of agriculturally-zoned land from Agricultural-Preservation District (A-P) to Agriculture Service Floating Zone (A-F) in order to allow for the placement of an anhydrous ammonia fertilizer distribution business. This business would be operated by Crop Production Services, and used for the holding, sale, and distribution of anhydrous ammonia. In other words, it is a retail fertilizer distribution business, and is not involved in manufacturing. This would be a seasonal business, operating for roughly two months in both spring and fall, or approximately 120 days in a calendar year. Crop Production Services plans to lease the land.

The rezoning application and site plan indicate that the five acre site will contain one, 30,000 gallon storage tank (70 feet by 12 feet), one fill station (50 feet by 5 feet), one above-ground scale (50 feet by 12 feet), and one attendant station/utility shed (24 feet by 24 feet). There will also be a storage area for nurse tanks, which are small, mobile anhydrous tanks which are delivered to individual buyers. Crop Production Services has noted that these nurse tanks will only be stored on-site during the two months of operation in both the spring and fall of a given calendar year.



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STAFF REVIEW: Staff has reviewed this request for compliance with the criteria set forth in both the Scott County Zoning Ordinance and the Scott County Land Use Policies (enumerated in the 2008 Scott County Comprehensive Plan) for rezoning applications. Section 6-10 of the Zoning Ordinance states the intent of the Agriculture Service Floating Zone (A-F) is to, “serve the agricultural community by allowing agriculture commercial development, which is not compatible within built-up urban areas, to locate in certain unincorporated areas.” The A-F Zone allows such Agriculture Service Outlets in several existing zoning districts, one of which is A-P. The Zoning Ordinance lists both retail fertilizer outlets (allowing for the mixing, blending, and storage of product) as well as the storage and distribution of anhydrous ammonia, specifically, as Principal Permitted Uses within an A-F Zone.

Section 6-10-E of the Zoning Ordinance lists eight criteria that must be met in order for a property to be rezoned A-F.

- 1) The facility’s main entrance must be on or within 660 feet of a paved road.
This criterion is easily met, as the site is directly on the north side of 290th Street, which is a paved two-lane county maintained road.
- 2) The facility’s entrance must have at least 1,000 feet line of sight in both directions on the public road.
This criterion is met, as there is greater than 1,000 feet line of sight looking down 290th Street, both to the east and west.
- 3) The distance between the facility and the nearest property line shall be at least 50 feet. Also, the distance between the site and the closest neighbor’s home and accessory buildings shall be at least 400 feet. Furthermore, the distance between the facility and a current or future residential zoning district shall be at least 400 feet.
Facility is defined as, “including the building, improvements, maneuvering and parking area, and storage area which are graveled or paved.” The facility easily meets the 50 foot distance to surrounding property lines to the north and east. Any facilities are indicated on the site plan as existing at least 50 feet from the property line.

The closest neighbor’s home and accessory buildings are across the road to the south at 18021 290th Street. The nearest accessory building is over 500 feet from the facility, while the home itself is in excess of 700 feet from the facility.

The nearest residential zoning district is approximately 2,000 feet to the east, including the subdivision known as Oak Tree Gardens. The nearest planned future residential district is even further away.



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- 4) The facility must not be in a floodplain. It must also not be within 200 feet of any river, stream, creek, pond, or lake or within 400 feet of any environmentally sensitive areas.
This criterion is met. The area is not in a floodplain. McDonald Creek runs south and east of the property, but at the closest point it is over 500 feet from the facility. The closest environmental area is Scott County Park, and it is well over one-half mile from the facility.
- 5) Minimum lot size shall be 5 acres
The rezoning application is for 5 acres, so this criterion is met.
- 6) The facility shall be surrounded by an adequate security system to deny public access to potentially hazardous areas.
Site security is addressed in the Recommendation section of this report. Staff suggests that a secure, lockable front gate as well as security lighting be required as part of conditions for approval.
- 7) Advertising signs shall not be larger than 100 square feet
There is no current proposal for signage, and any sign that is placed on the property will meet this requirement.
- 8) Underground storage shall not be allowed on site
This criterion is met. All storage will be above ground.

In addition to compliance with the Zoning Ordinance, changes in land use and zoning should comply with a preponderance of the applicable land use policies. Generally, the Scott County Land Use Policies encourage development to locate within cities, however, the guidelines for reviewing development proposals in rural areas are as follows:

Is the development occurring on marginal or poor agricultural land?

The soil comprising these five acres is Dickinson fine sandy loam, with slopes ranging from two to nine percent. These soils have a moderate rate of permeability, and therefore storm water runoff is relatively slow. They are typically cultivated for hay or pasture, and considered moderately suitable for row crops such as corn and soybeans. These 5 acres were previously used as a barrow pit, and now serve as a repository for dirt and concrete; they are not currently being cultivated. The average CSR is 47.5, which means this land is well below Scott County's threshold for prime agricultural land. While this land still holds some value as agricultural land, it is important to note that it is the intention of the A-F Zone is to allow for small-scale retail service outlets to be sited in rural areas, and on agricultural land. Therefore, even if this were prime farmland, that fact, in and of itself, would not be grounds for denying an A-F rezoning.

Is there access to adequately constructed paved roads?

This site is located directly on the north side of 290th Street; a two-lane county maintained road.



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Are adequate public or private services present, such as: water, sanitary sewer systems, schools, and parks, employment centers, and commercial areas to serve the development and prevent sprawl?

A rezoning proposal to A-F renders the majority of this guideline irrelevant. This guideline was intended primarily to ensure that residential development in the county does not occur without proper facilities present or planned. A five acre seasonal business does not put significant, if any, additional service demands on the county. No sanitary sewer or water services exist to serve this site. The Scott County Health Department has reviewed this proposal and stated that any well and septic system construction will be required to meet county guidelines for such facilities.

Is the development located where it is least disruptive of existing agricultural activities?

This development will create a positive impact upon existing agricultural activities and farmers, by reducing the cost associated with anhydrous ammonia transportation in the region. These five acres are out of agricultural production, and the placement of a seasonal agricultural business will not disrupt current farming activities.

Is the development located in areas of stable environmental resources?

The site does not have severe slopes, and, as previously noted, is sufficiently separated from nearby environmental areas (McDonald Creek and Scott County Park).

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

Buffering is addressed in the Recommendation section of this report. Staff suggests that a landscaping plan be required prior to the issuance of a building permit.

Can it be shown there is a recognized need for such development?

It is the Scott County Planning and Development Department's finding that there is not an overabundance of commercial retail distribution facilities of this nature in Scott County. Crop Production Services has no other sites within the County. Furthermore, it is reasonable to believe that a private, for-profit company such as Crop Production Services is investing its time and money in a site that it perceives will serve both its interests and fulfill a need for Scott County's farm economy.

Can the development be laid out in an efficient and compact manner?

Any rezoning to an A-F Zone designation requires a minimum of five acres to be rezoned. In this case, no more than that five acre minimum requirement will be rezoned. Furthermore, the site plan indicates that much of the five acres will not be utilized during normal operation, and this leaves roughly half of the site undisturbed and planned to remain in crop production.

Will the development be supportive of energy conservation?

This guideline is not applicable to a seasonal business with little to no energy demands.



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PUBLIC COMMENTS: Staff has mailed notification of this hearing to the adjacent property owners within five-hundred feet of the property. A sign was also posted at the property stating the date and time the request would be heard by the Planning and Zoning Commission. Staff has received several letters and phone calls with objections, concerns, questions, and comments regarding this request. Letters have been provided to the members of the Planning and Zoning Commission.

RECOMMENDATION: Staff recommends approval of the rezoning of this property from Agricultural-Preservation (A-P) to Agriculture Service Floating (A-F) based upon its compliance with the Scott County Zoning Ordinance as well as its compliance with a preponderance of the criteria of the Land Use Policies, but subject to the following conditions:

- 1) A permanent, secure, and lockable front gate must be constructed across the completed driveway entrance of the site.
- 2) The applicant shall install and maintain adequate security lighting for the site. Specifically, all buildings and storage areas shall be lit during nighttime hours, and all nighttime lighting shall be “full cut-off” in nature as well as designed to minimize light spillover across the property line. A lighting plan must be submitted prior to issuance of a building permit.
- 3) A landscaping plan shall be submitted prior to the issuance of a building permit. The plan must show how general site operations as well as any spillover light will be buffered from nearby properties. Special attention shall be paid to shielding the southern and western boundaries of the site, where the nearest residential properties are located. The landscaping plan shall include at least some evergreens or other non-deciduous plants which will provide buffering during all seasons. The plan may include any combination of plantings that achieve a reasonable buffering of the site’s general operations.

Submitted by Planning Staff:

Timothy Huey, Director
Brian McDonough, Planning Specialist
November 14, 2012

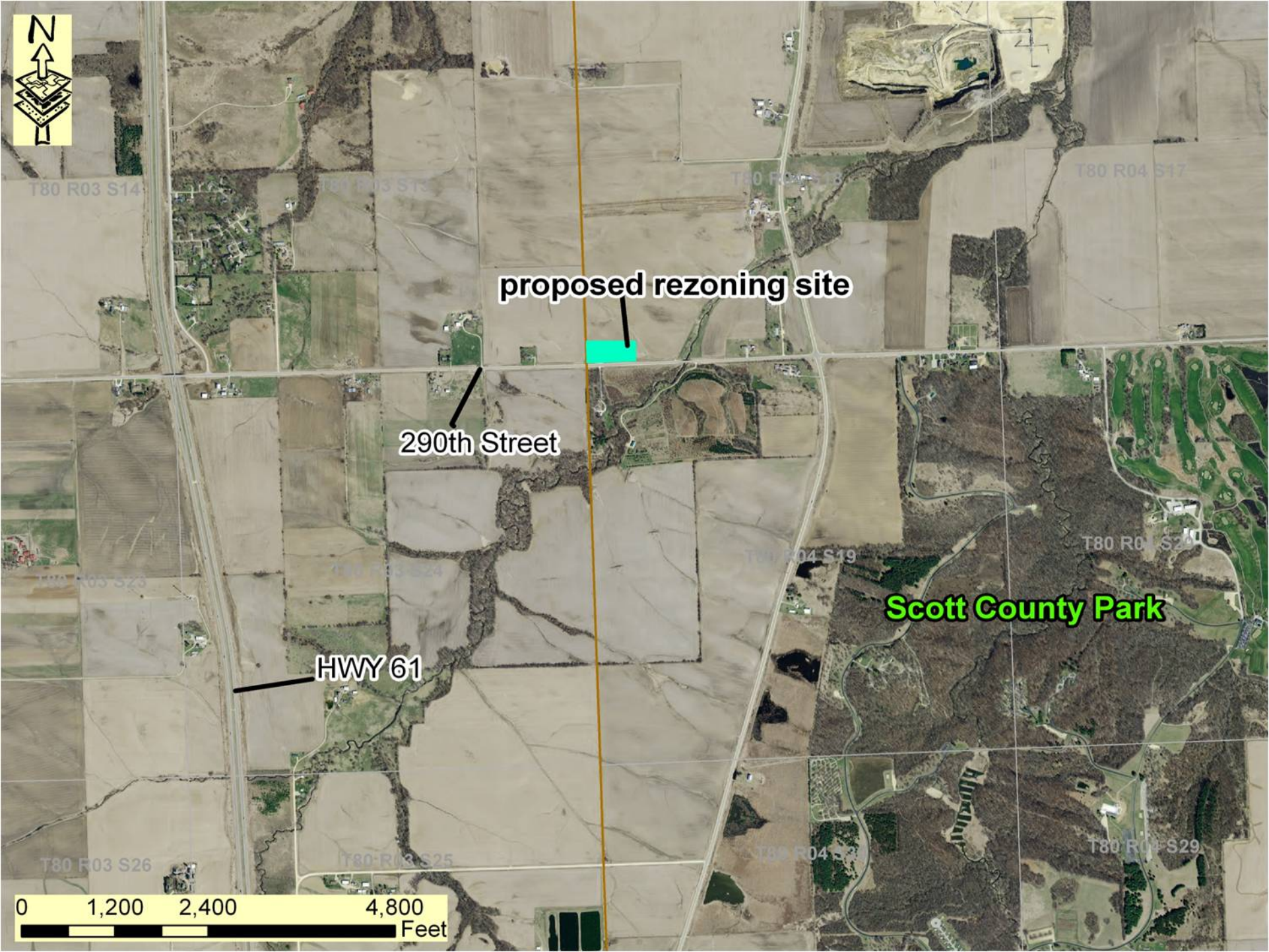
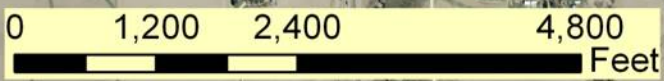


proposed rezoning site

290th Street

HWY 61

Scott County Park





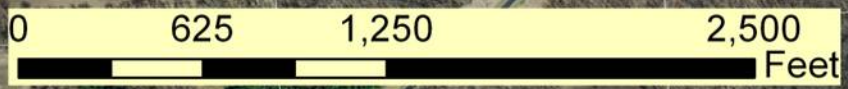
McDonald Creek



Scott County Park

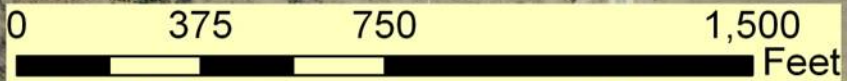
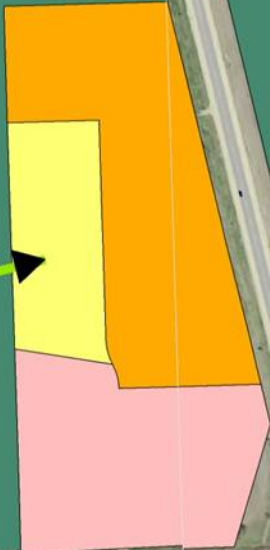
Map Key

 200 foot buffer





Approximately 2,000 feet to nearest residential zoning district





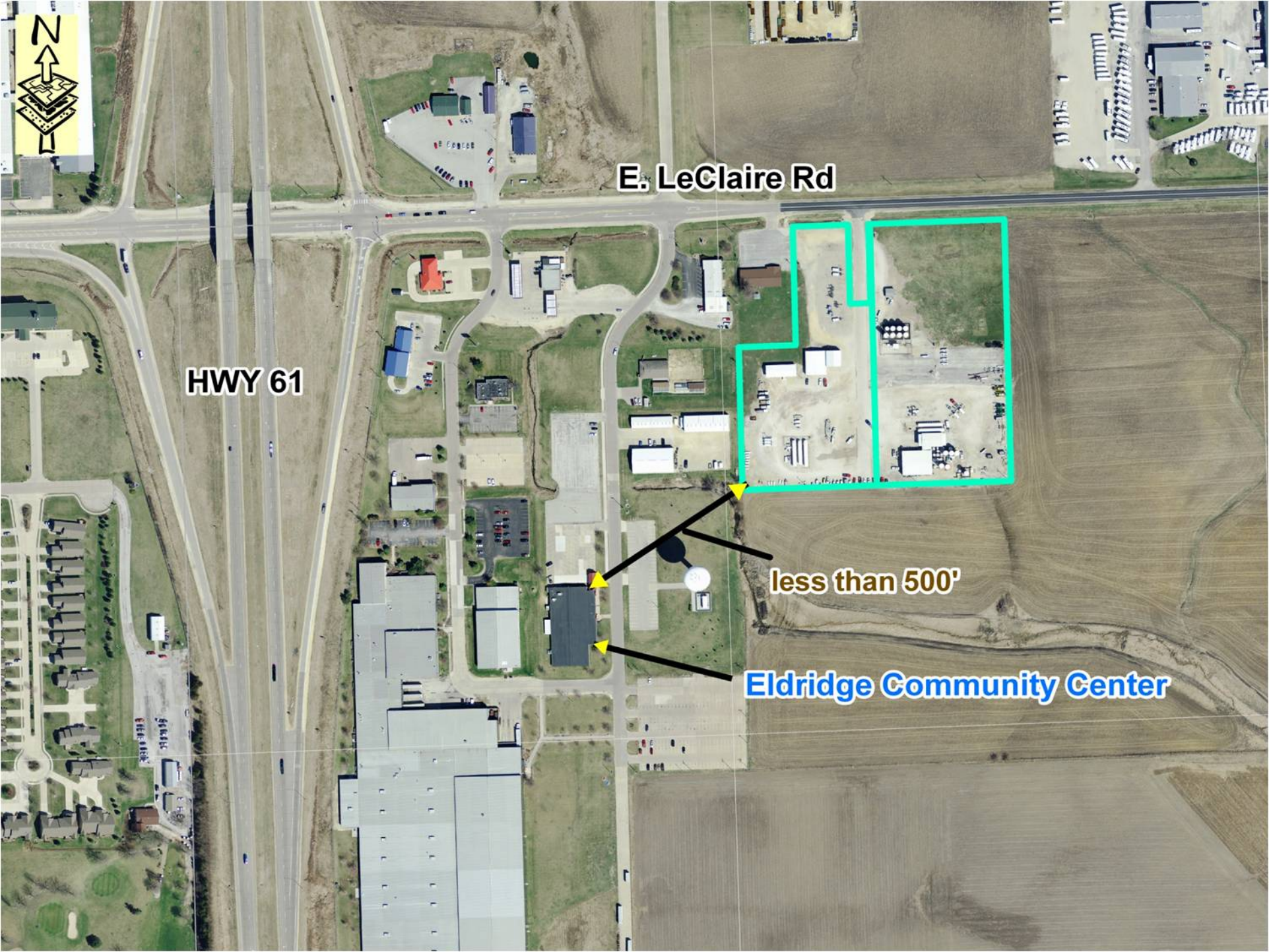
E. LeClaire Rd

HWY 61



less than 500'

Eldridge Community Center



*Crop
Production
Services*



302 E Jones St

Wyoming, IA 52362

Terry Harris, Facility Manager

Phone: 563-488-2215

Proposed
Scott County
Anhydrous
Storage Facility

REZONING PETITION

Date 10-25-2012

Scott County Planning and Zoning Commission
Scott County Courthouse
Davenport, Iowa 52801

Dear Commission Members:

Crop Production Services, owners/purchasers/developers of
the below described real estate, petition the Planning and Zoning Commission to consider rezoning this property
from A-P to A-F

For the request to the Commission, please find attached 13 copies of the plat/site plan and filing fee of _____.
(A like amount shall be payable if the petition goes before the Board of Supervisors.)

Number of Acres Being Rezoned 5

LEGAL DESCRIPTION (attach separate sheet if necessary)

The legal description would be the SW corner
of section 18 in Butler township of Scott
County, IA.

STATEMENT OF INTENDED USE The intended new use of the property would include the following:

The intended use of the property would be used
as an anhydrous storage facility for Crop
Production Services.

HOW WILL SUCH USE COMPLY WITH THE SCOTT COUNTY PLAN AND LAND USE POLICIES?

See attachment

Respectfully submitted,

Dean Marten POA.
Signature

Burnette Marten et ux LE
Name of Applicant

18388 290 st
Mailing Address

Long Grove Ia 52756
City/State

563-320-4893
Telephone

Crop Production Services
Signature

Terry Harn's
Others If Applicable (Print)

302 E Jones St. PO Box 170
Mailing Address

Wyoming, IA
City/State

563-488-2215
Telephone

Received by Brian McDonough
Zoning Staff

Planning & Development
Specialist

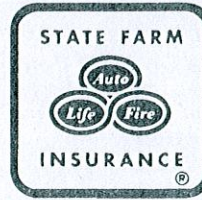
Received 10/25/12

Crop Production Services



The proposed Scott County anhydrous storage facility will be located in the SW corner of Sec. 18 in Butler township of Scott County. The site will be located 670 feet east of a residence and also 588 feet north of another residence. Please see attached maps.

Call me
 Sherlock O'Neill, Agent
 1133 - 11th Street • DeWitt, IA 52742
 Off: (563) 659-3116 or 800-659-5197

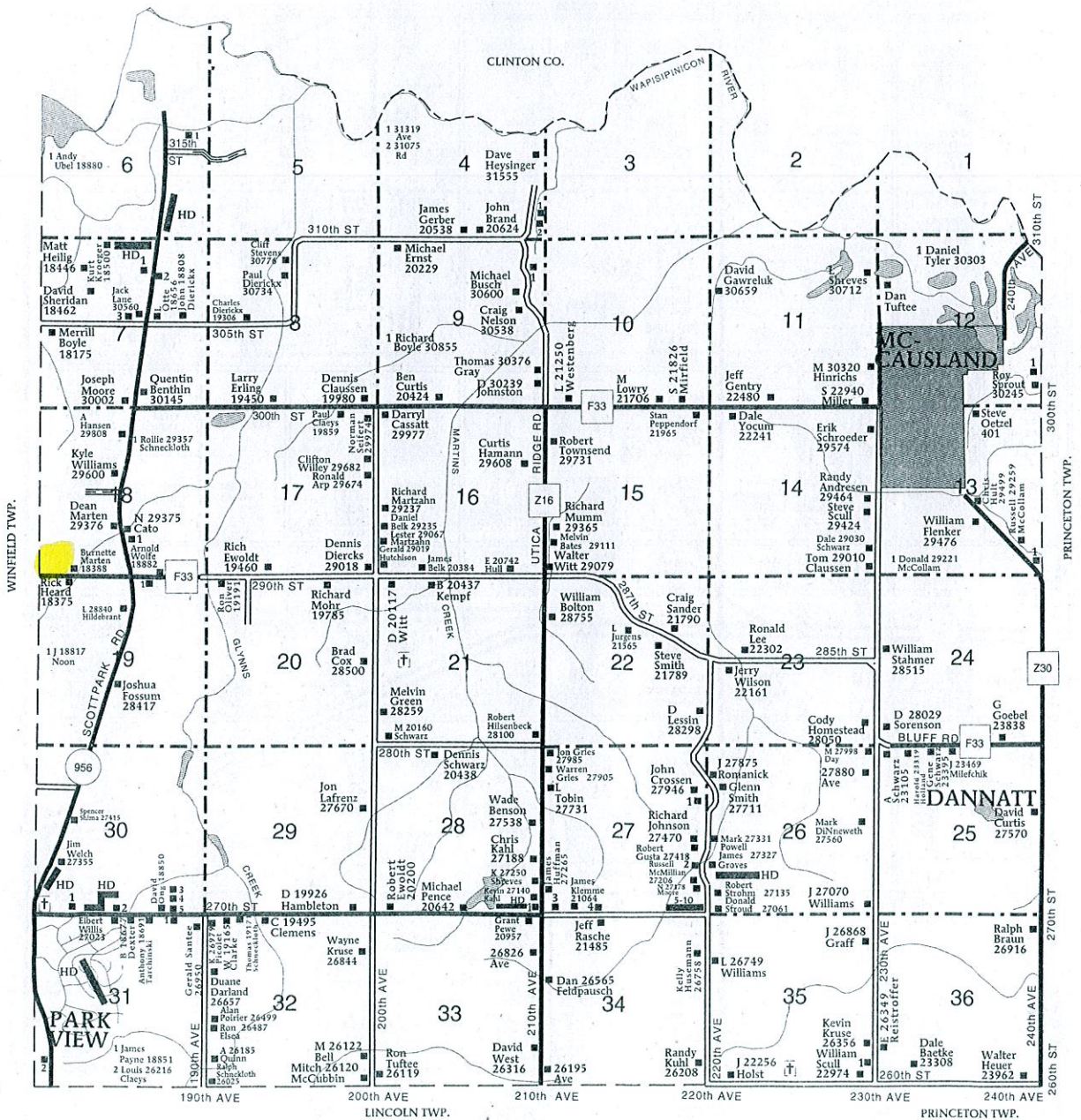


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 State Farm Fire and
 Casualty Company
 Home Office:
 Bloomington, Illinois

T-80-N

BUTLER DIRECTORY
 (Residents - Owners or Renters)

R-4-E



BUTLER TOWNSHIP

SECTION 7

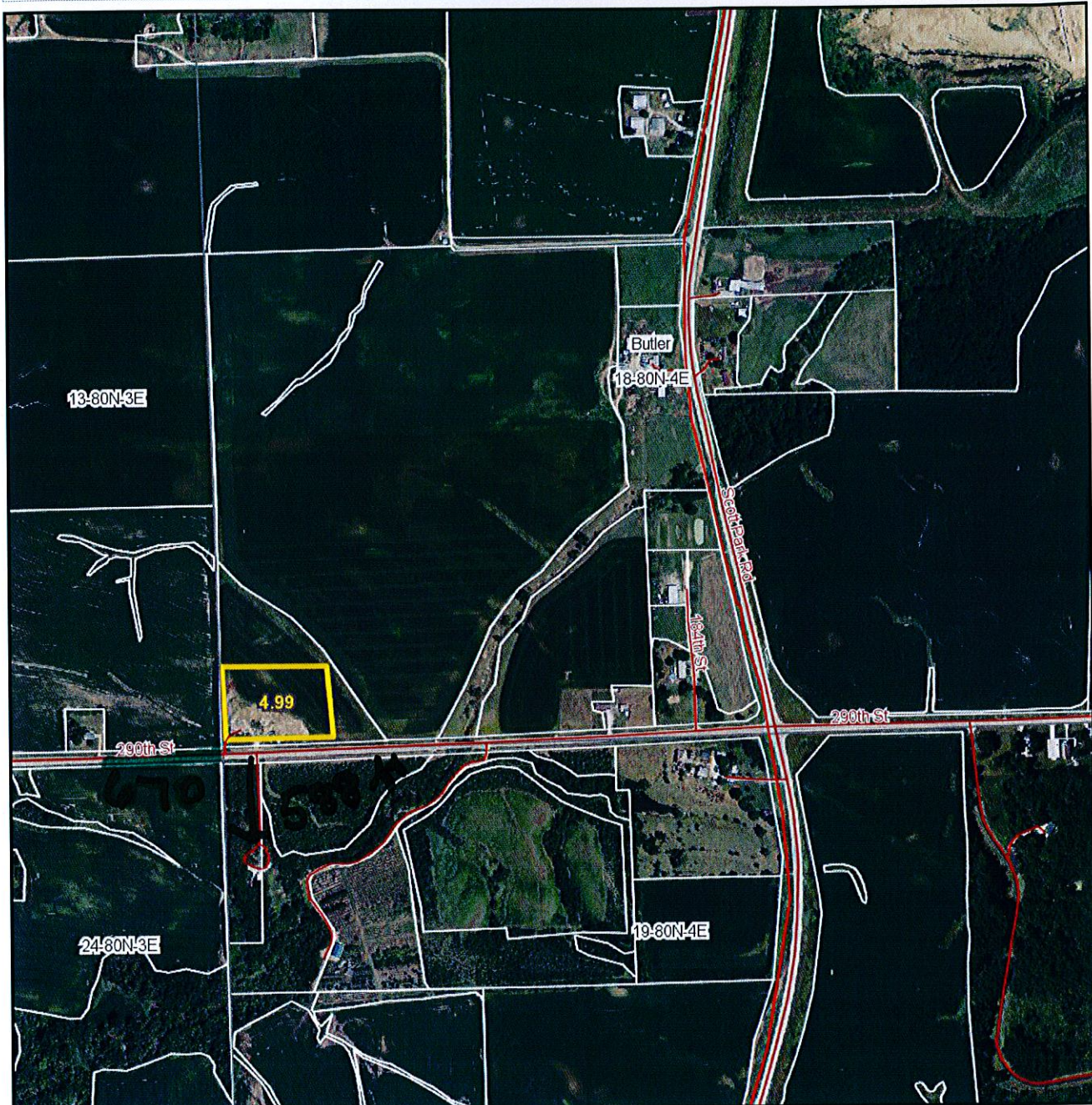
- 1 Dunahoo, G 18578
- 2 Burmeister, Dale 30689
- 3 Frahm, Dale 18594
- SECTION 27
- 1 Hughes, Jeffrey 27240

- 2 Quinby, Gary 27730
- 3 Youngers, Larry 21032
- 4 Santee, Lloyd 21070
- 5 Schmidt, Keith 21800
- 6 Moenck, James 21804
- 7 Schaefer, Dave 21840
- 8 Skaala, John 21876

- 9 Bostrom, Robert 21918
- SECTION 28
- 1 Bird, Randall 21010
- SECTION 30
- 1 Larssen, S 18250
- 2 Scheibe, Nathan 18660

- 3 Bacle, Felix 27141
- 4 Kapolka, David 27046
- 5 Dannatt, C 27024
- SECTION 35
- 1 Hogenson, Jeff 26230

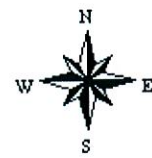
Aerial Map



West of Property Line 670 ft
 South of property line 588 ft

map center: 41° 43' 49.32, 90° 32' 32.44
 scale: 10144

18-80N-4E
Scott County
Iowa



8/17/2012

Maps provided by:



©AgriData, Inc. 2012
 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



NE SE
041839001

SE SE
041855001

NE NE
SCOTT COUNTY PARK

043055001

SE NE

041837101

041837105
NW SE

041837003

SW SE
041853002

041905001-S

041905002

041921001

SW NE

SCOTT PARK RD

184TH AVE

041835003

NE SW
041835002

SE SW
041851002

041903001

041905003

Y68

041903002

NE NW

SE NW
041919001

041833001
NW SW

SW SW
041849001

F33

041901002

NW NW

041901003

SW NW
041917002



NE SE
031339001

SE SE
031355004

290TH ST
670'

NE NE
032407001

SE NE
032423001

NW SE
031337001

SW SE
031353003

032405002

NW NE
032405001

SW NE
032421001

589

Crop Production Services



The plan for the Scott County anhydrous storage facility meets the criteria in the Scott County Comprehensive Plan as listed on page 2 under land use policies. The plan meets the criteria as listed in E of the “A-F” Agriculture Service Floating Zone. Please see the attached paperwork for referral.



2008 Scott County Comprehensive Plan

SCOTT COUNTY LAND USE POLICIES

Adopted January 24, 2008

Introduction

The Scott County Board of Supervisors originally adopted Land Use Policies on July 24, 1980 in conjunction with the preparation and adoption of the Development Plan for Scott County, Iowa. In 2006 the Board of Supervisors and the Scott County Planning and Zoning Commission initiated the drafting of a new Comprehensive Plan for Scott County. The land use policies that were adopted on January 24, 2008 in conjunction with the new plan establish the same goals as were included in the 1980 Development Plan and similar land use objectives and specific policies to preserve Scott County's prime farmland, protect farming operations and control future growth and development of land in unincorporated Scott County.

During the preparation of the 2008 Comprehensive Plan it was found that within Scott County, there is overwhelming support for farmland preservation in concert with an emphasis for land development to be located within municipalities. A Vision Statement was formulated to capture the future view Scott County residents expressed through the public input process and in working with the Technical and Advisory Committees as well as the Planning Commission. A vision is a clear statement of what a county wants to become.

Vision for Scott County

"Scott County will be distinguished as a governmental leader by protecting its farming heritage and preserving its agricultural land within the unincorporated areas, by protecting its critical resource areas and promoting economic vitality within the County, and by fostering intergovernmental cooperation and applying well-defined land use policies."

Scott County Goals

The Land Use Policies establish four "Goals". These are broad statements of purpose that express the desired end result of the adoption, implementation and enforcement of land use ordinances within unincorporated Scott County. Those goals are:

- **Protect and conserve the natural, human, and economic resources** which are the basis of the agricultural economy and rural lifestyle of the Scott County.
- **Ensure orderly and efficient growth** of residential, commercial, industrial, public, and semi-public land uses while maintaining the general welfare of County residents.
- **Ensure a decent home and suitable living environment** for all families, present and future, living in Scott County.
- **Encourage cooperation and communication** among the County, other units of local government, and the general public to improve human development, economic development, and ecological preservation.

Criteria for Review of Land Use Changes and Development Proposals

The 2008 Comprehensive Plan also established Land Use Objectives that provide the framework to reach the county goals. For Scott County, the land use objectives work to preserve prime farmland and protect farming operations and ensure orderly and efficient growth while balancing the welfare of its residents. The objectives also include the same land use policies that were part of the 1980 Development Plan. These objective and policies are intended to be the guidelines

used by the Board of Supervisors, the Planning and Zoning Commission and the Board of Adjustment when reviewing proposed land use changes and future development proposals or requests. Those proposals should comply with a preponderance of the applicable objectives and policies enumerated in the 2008 Comprehensive Plan. Those objectives and policies are:

Land Use Objectives

Objective 1. Encourage the majority of future growth to occur within the boundaries of existing cities where adequate public services can be provided.

Objective 2. Encourage growth beyond municipal boundaries to locate on marginal agricultural and stable environmental land in locations identified by the Future Land Use Map.

Objective 3. Discourage development from locating on productive agricultural soils and other agricultural area when in conflict with efficient farming practices.

Objective 4. Encourage the County and local governments to develop mutual agreements on preferred patterns of development, thereby enabling jurisdictions to operate with complementary growth policies.

Objective 5. Maintain a Future Land Use Map to graphically illustrate where the general areas for residential, commercial and industrial development within the unincorporated areas of Scott County may be appropriate and where areas are expected to be preserved for farmland, conservation or natural areas or recreation.

Land Use Policies

These objectives will be supported by specific land use policies. These policies will be used to evaluate land development decisions in Scott County and weigh whether changes are consistent with the vision, goals and objectives.

- Scott County recognizes and accepts that normal agricultural and environmental nuisances occur with rural living.
- While Scott County encourages development to locate within cities, the following are guidelines for reviewing proposed new development in the rural unincorporated area of the county:
 - on marginal or poor agricultural land
 - with access to adequately constructed paved roads
 - where public and/or private facilities and services are present or planned, including water, sanitary sewer systems, schools and parks; and in areas near existing employment centers and commercial areas, to discourage sprawling and unplanned scattered development
 - where it is least disruptive of existing agricultural activities
 - in areas of stable environmental resources
 - where it is sufficiently buffered from other less intensive land uses
 - where it can be shown that there is a recognized need for such development
 - where it can be developed in an efficient and compact manner
 - where the development will be supportive of energy conservation

The County will take these objectives and land use policies and apply them as part of the land development review process.

Other Objectives in Scott County

Although the primary emphasis of this Comprehensive Plan is to guide how land will be utilized in Scott County, there are components of a comprehensive plan that address other aspects of county facilities and services in addition to land use. The following goals and objectives provide a framework for decision-making by Scott County officials for these other aspects of county governance.

Environmental Objectives

These objectives work to protect and conserve the natural, human and economic resources that are the basis for the County's physical setting.

Objective 1. Discourage new development on soil types with severe constraints or over vulnerable geologic areas to protect water supplies and to ensure proper wastewater treatment. The development must also comply with sedimentation and soil erosion control regulations.

Objective 2. Encourage that all new developments be designed to create a minimum disturbance to natural drainage patterns, natural landscape, wildlife and habitat, vegetation, and the ability of the land to absorb rainfall and prevent erosion.

Objective 3. Ensure that all new developments address storm water retention capacity displaced by that development. Whenever possible, retention areas should be set aside for recreational use.

Objective 4. Develop risk assessment for vulnerable public facilities related to natural and man-made hazards and plan for reducing these potential unintentional and intentional risks.

Parks, Open Space and Conservation Area Objectives

Combining the second and third county goals, these objectives work to ensure that existing and future parks, open space and conservation areas and programming for these areas are meeting the needs of the residents and offer opportunities for visitors to the county.

Objective 1. Utilize the Conservation Board strategic plan to guide maintenance and development initiatives for County parks and conservation areas.

Objective 2. Encourage new trends in recreational and physical activity within the Scott County.

Objective 3. Encourage open space for active or passive recreation within residential subdivisions.

Objective 4. Work cooperatively with other jurisdictions on issues related to a countywide trail plan.

Transportation Objectives

To facilitate orderly and efficient growth, an effective and safe transportation network is needed. It should encourage a variety of modes of transportation to make possible the movement of

goods and people.

Objective 1. Provide a clear traffic hierarchy of arterial, collector and minor streets to connect existing areas to new developments.

Objective 2. Maintain the existing roadways to ensure good condition and safety. Improve street system by upgrading existing roads in accordance with County Engineer Criteria.

Other Facilities/Services Objectives

The following objectives serve goals three and four by addressing a suitable living environment and encouraging cooperation and communication with other jurisdictions that may provide infrastructure or services to new developments in unincorporated Scott County.

Objective 1. Ensure proper maintenance of existing county facilities.

Objective 2. Assure that the existing facilities and services are not burdened by new development.

Objective 3. Promote compliance of rural addressing standards for all rural residences to ensure that emergency service providers are able to locate homes in an efficient manner.

Objective 4. Collaborate with emergency service providers to establish standards regarding water supply and availability with which future developments must comply.

Administration Objectives

Operating county facilities and services in an accountable manner and encouraging positive public relations with residents and other organizations work to support all four county goals.

Objective 1. Maintain and review administrative, management and personnel capacity for effective support and implementation of county activities.

Objective 2. Prepare and maintain an annual budget that implements county operations in a cost effective manner.

Objective 3. Encourage public involvement in county activities and seek ways to involve residents in policy-making and decisions on land use, county facilities and services.

Objective 4. Pursue a variety of revenue sources and/or cooperative arrangements with other agencies/governments to offset expenditures including but not limited to grants, user and impact fees, tax increment financing, development rights transfers, joint purchasing, mutual aid or equipment use, etc. and examine ways to reduce costs and increase fund balances for county facilities and services.

Objective 5. Maintain communication with local, state and federal governments in Scott County through conversations, meetings, associations, memberships or other forums that promote cooperation and effective county operations.

Economic Development Objective

Objectives for economic development reinforce all four county goals to ensure orderly and efficient growth, protecting resources and assets, ensuring suitable living and encouraged cooperation and communication among development leaders.

Objective 1. Promote a diverse regional economy and quality of life opportunities.

Objective 2. Enhance public-private partnerships to address economic development in the region.

Objective 3. Ensure appropriate infrastructure to support business retention and expansion.

Objective 4. Support programs that invest in the human capital through education, mental health and training opportunities.

SEC. 6-10.

"A-F" AGRICULTURE SERVICE FLOATING ZONE

- A. General Intent: The "A-F" Agriculture Service Floating Zone is intended and designed to serve the agriculture community by allowing agriculture commercial development, which is not compatible within built-up urban areas, to locate in certain unincorporated areas. The zone allows Agriculture Service Outlets within the existing zones "A-P", "A-G", "C-M", and "M". The site plan approval will occur at the same time as the rezoning. Any land rezoned to "A-F" shall be located on or adjacent to a paved road and away from residential development and environmentally sensitive areas.
- B. Principal Permitted Uses: Property and buildings in the "A-F" Agriculture Service Floating Zone shall be used for the following purposes.
- (1) Agriculture feed mixing and blending, seed sales, and grain handling operations.
 - (2) Retail outlet for fertilizer and pesticides including mixing, blending and storage.
 - (3) Storage and distribution of anhydrous ammonia.
 - (4) Large animal veterinary businesses.
 - (5) Livestock transfer station.
 - (6) Livestock sale and auction barn.
- C. Accessory Permitted Uses:
- (1) Accessory buildings and uses customarily incident to any of the uses in paragraph "B" above. Pole barns, garages, agriculture service vehicles and trailers are allowed. Accessory uses not allowed include, but are not limited to, the following uses: tire lots on non-farm parcels; the accumulation of domestic junk such as vehicular parts, trailers, building material, broken appliances, and other sorts of non-farm debris covering more than 200 square feet of area six (6) feet high outside of buildings.
 - (2) Storage and sale of liquid petroleum products and LP gas for agriculture equipment and vehicles.
 - (3) Home for owner/manager occupied businesses.
- D. Special Permitted Uses: None.

"A-F" AGRICULTURE SERVICE FLOATING ZONE

E. Criteria for Land to be Rezoned "A-F":

- (1) The facility shall be defined as including the buildings, improvements, maneuvering and parking area, and storage area which are graveled or paved. The facility must be located on a tract of ground where the main entrance to the facility is on or within 660 feet of a paved public road.
- (2) The entrance to the facility must have at least 1,000 feet line of site in both directions on the public road. The County Engineer will approve the location of the main entrance in accordance with the Iowa Department of Transportation standards and specifics and Appendix I of the Scott County Subdivision Ordinance.
- (3) The separation spacing between the facility and any property line shall be at least 50 feet. The separation spacing to the closest neighbor's home and accessory buildings shall be at least 400 feet at time of application. The separation spacing to a current or future residential zoning district shall be at least 400 feet. Separation may be greater, if required by State or federal regulations, or to meet a unique local land use requiring special protection.
- (4) The facility must not be located in a floodplain, within 200 feet of any river, stream, creek, pond, or lake or 400 feet of another environmentally sensitive area, park, or preserve.
- (5) Minimum lot size shall be five (5) acres.
- (6) Facility shall be surrounded by an adequate security system to deny public access to potentially hazardous areas.
- (7) Advertising signs shall not be larger than 100 square feet.
- (8) Underground storage shall not be allowed on site.

F. Procedure for Rezoning Parcel of Land to "A-F":

In order for the "A-F" District to be placed on a zoning map, a three step procedure must be followed:

- (1) Developer/landowner must apply to the Planning and Zoning Commission for approval of specific development plan involving one of the principal permitted uses listed in paragraph "B" above. The Planning and Zoning Commission will hold a rezoning public hearing before making a recommendation to the Board of Supervisors.

"A-F" AGRICULTURE SERVICE FLOATING ZONE

- (2) Developer must apply for all State and federal required permits for the proposed development and provide copies of the application to the staff for review.
- (3) The Board of Supervisors will receive the Commission's recommendation plus information received during the Commission public hearing process and will hold a rezoning public hearing in accordance with Section 6-31.B.(3) ZONING AMENDMENTS AND REZONINGS. Based on the Commission recommendation, County staff comments, a review of the required State permit applications, and comments from the applicant and the public, the Board may approve or deny the application. If approved, the site plan approval conditions will be included with the ordinance changing the zoning. Final County approval is contingent on State permit approval.

If the applicant's application is adopted by the Board, the department staff shall update the zoning map to show the specific location of the "A-F" district (including the separation spacing). Once the amendment is published, the new "A-F" district supersedes the prior zoning classification.

G. Procedure for Reuse of Land Zoned "A-F":

- (1) If the business is sold or transferred to another business that will carry on the same business, no "A-F" zoning rehearing is required.
- (2) If the proposed new business increases the size of the facility or "A-F" zone, or increases the level of business activity substantially or changes the use to another "A-F" principal permitted use, or increases the services and products being offered that will affect the size of the facility or potential nuisance or hazard on adjacent property owners, the current and future owners must apply to amend the "A-F" approval in its entirety. The applicants must follow the three steps listed in Paragraph F above.
- (3) If the proposed new business does not comply with the "A-F" zoning district classification, the Director will inform the current and future owners in writing that the "A-F" zone will be avoided. If the proposed use complies with the former zoning district, no additional applications are required. If it requires a rezoning to a new district, the owners must apply for rezoning. The owners have 15 days to appeal the Director's decision to the Board of Adjustment. There will be no forms or fees for returning the zoning back to its former classification.

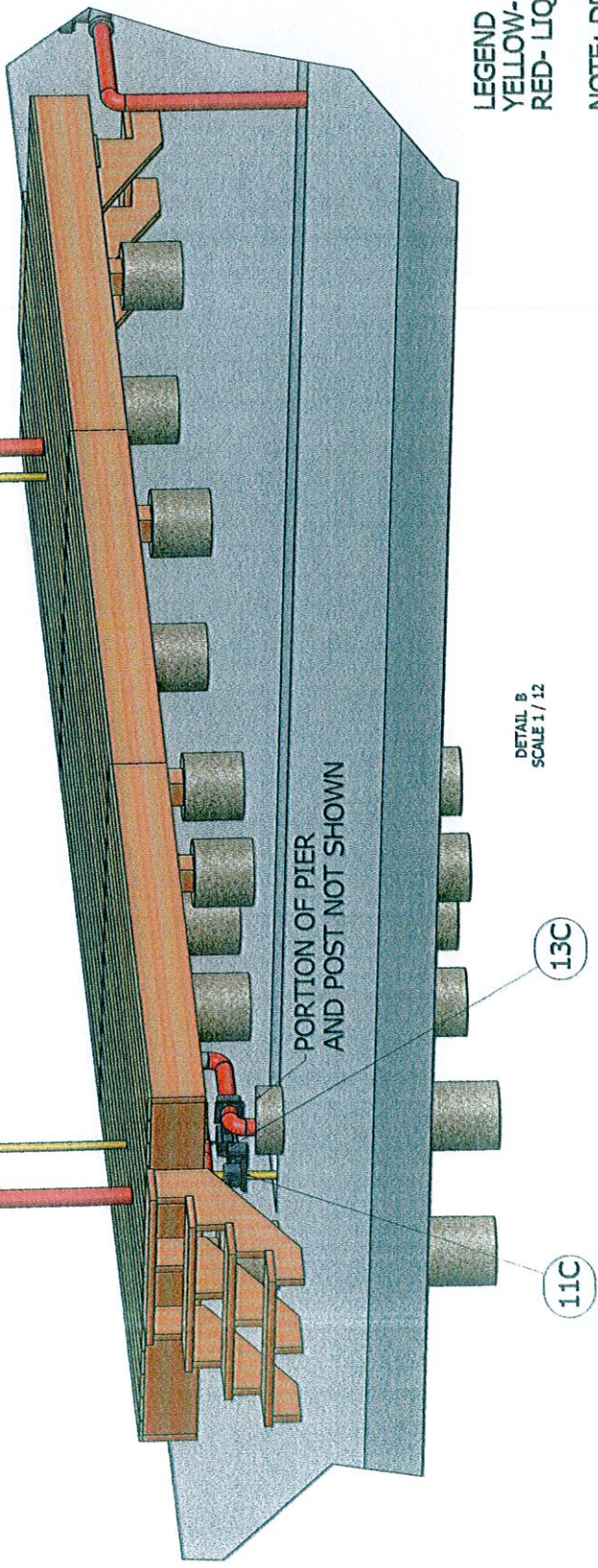
Crop Production Services



The following specifications would be the plans used for the Scott County anhydrous storage facility. These plans were recently used on the renovated site located at Wyoming, IA. We will use the same safety equipment in the system. There may be a possible change in the plans only to the style of riser built. The safety portions of the plans would stay the same.

ITEM	QTY	PARTS LIST DESCRIPTION
1	1	3" STRAINER
2	1	30,000 GALLON TANK
3	1	BULK HEAD
4	1	PUMP
5	1	2" BLACKHEIR BYPASS VALVE
6	1	2" Globe Valve
7	3	3" Globe Valve
8	1	3" BACK PRESSURE VALVE
9	3	3" FLEX
10	2	1 1/4" FLEX
11	3	1 1/4" EMERGENCY SHUT OFF VALVE (11C IS ON SHEET 5)
12	2	1 1/4" Globe Valve
13	3	3" EMERGENCY SHUT OFF VALVE (13C IS ON SHEET 5)

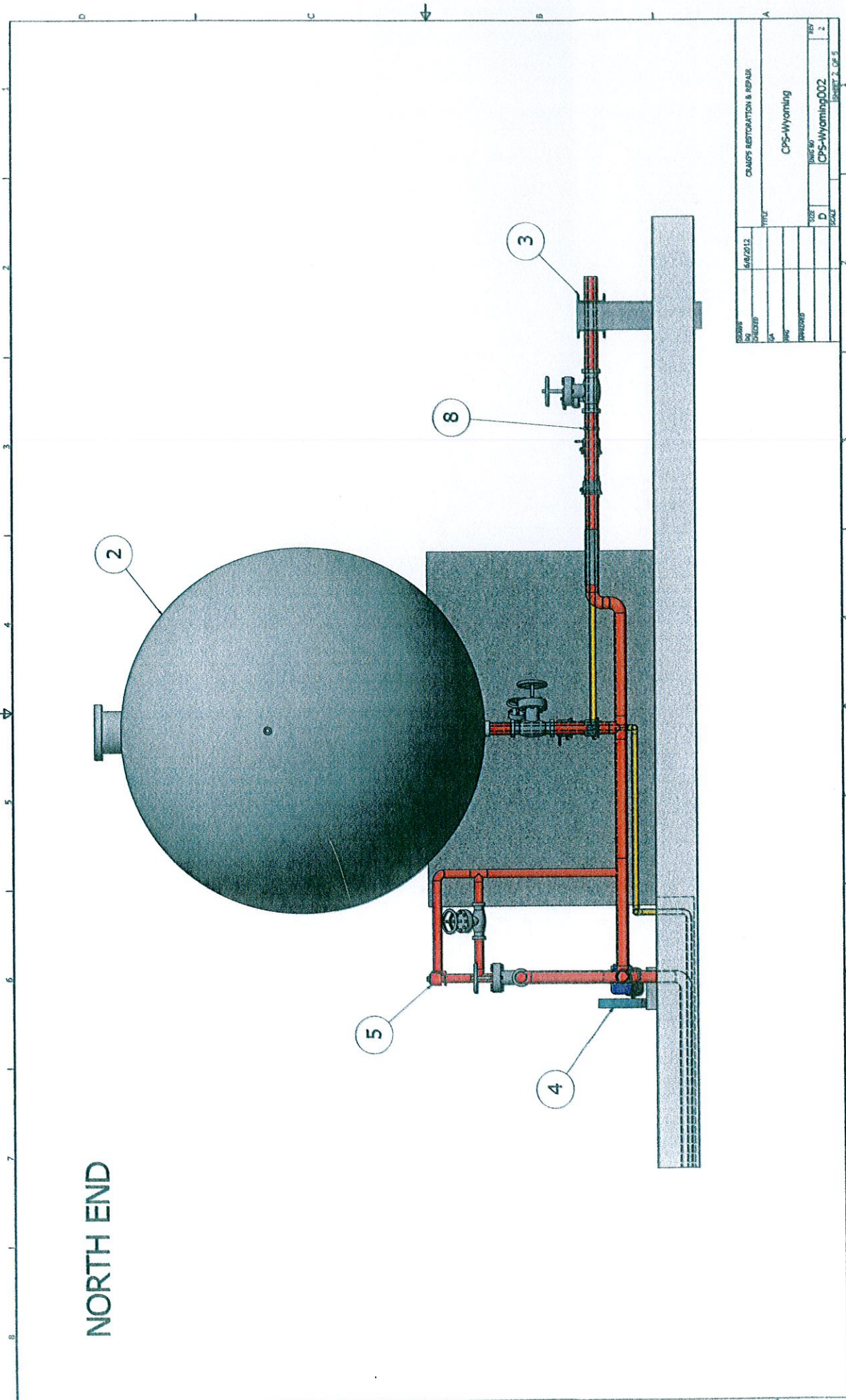
NURSE TANK FILL
(RISER)



LEGEND
 YELLOW- VAPOR
 RED- LIQUID

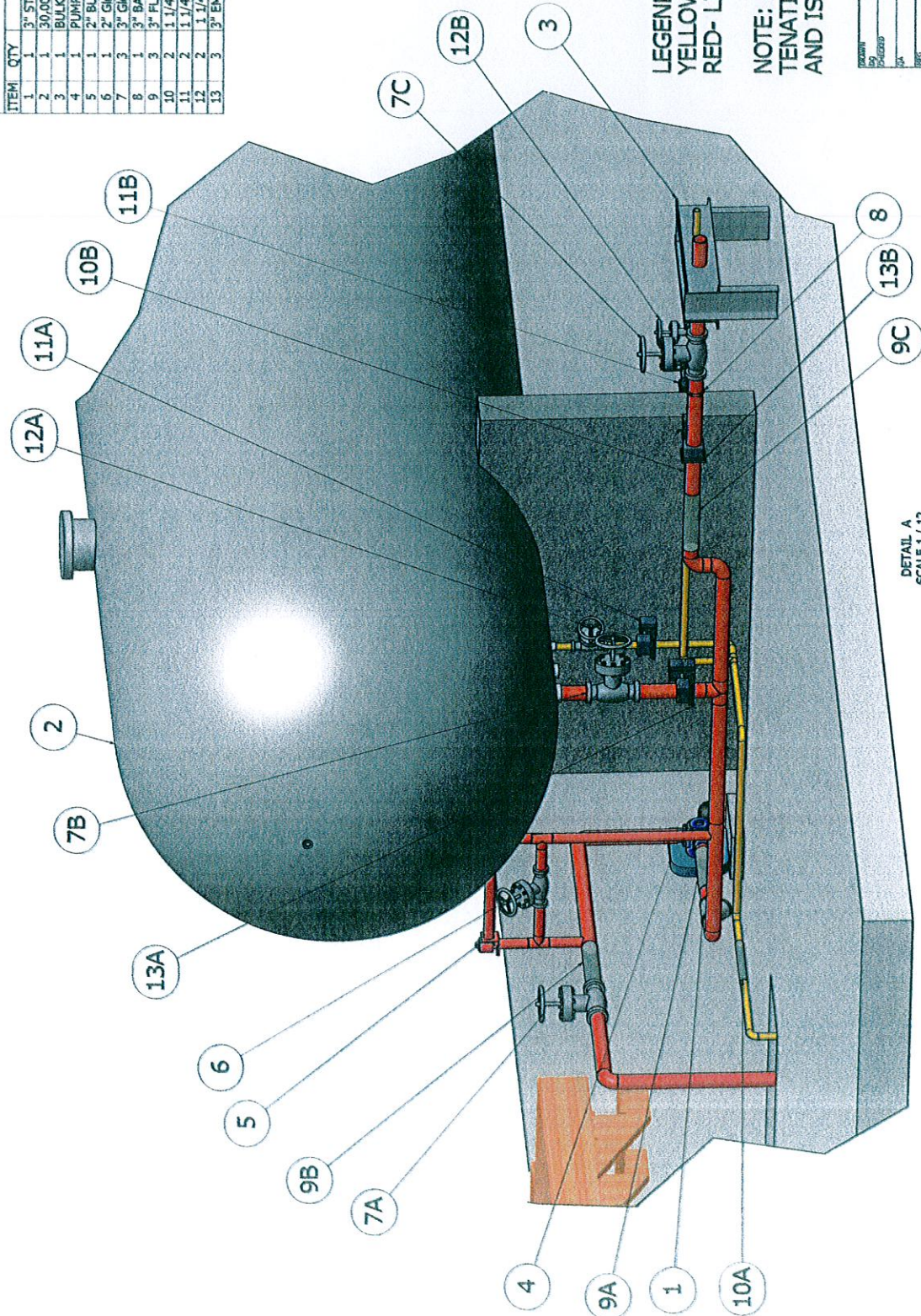
NOTE: DRAWING SHOWS TENTATIVE LOCATION OF OBJECTS AND IS SUBJECT TO CHANGE.

ROOM	6/8/2012	TITLE	CHAIR'S RESTORATION & REPAIR
DRAWN	UA	CHECKED	UA
DATE		SCALE	
PROJECT		NO.	CPS-Wyoming
		REV	
		DATE	
		BY	
		DATE	
		NO.	CPS-Wyoming005
		REV	2
		DATE	
		BY	
		DATE	



DATE	6/8/2012	PROJECT	CRAIG'S RESTORATION & REPAIR
BY	CHUCK	TYPE	
CHK			
APP			
DATE		SCALE	
BY			
CHK			
APP			
		PROJECT	CPS-Wyoming
		PROJECT NO.	CPS-Wyoming002
		SHEET NO.	2
		TOTAL SHEETS	5

PARTS LIST	
ITEM	DESCRIPTION
1	3" STRAINER
2	30,000 GALLON TANK
3	BULK HEAD
4	PUMP
5	2" BLACKMEIR BYPASS VALVE
6	2" Globe Valve
7	3" Globe Valve
8	3" BACK PRESSURE VALVE
9	3" FLEX
10	1 1/4" FLEX
11	1 1/4" EMERGENCY SHUT OFF VALVE
12	1 1/4" Globe Valve
13	3" EMERGENCY SHUT OFF VALVE (13C IS ON SHEET 5)



LEGEND
 YELLOW- VAPOR
 RED- LIQUID

NOTE: DRAWING SHOWS
 TENTATIVE LOCATION OF OBJECTS
 AND IS SUBJECT TO CHANGE.

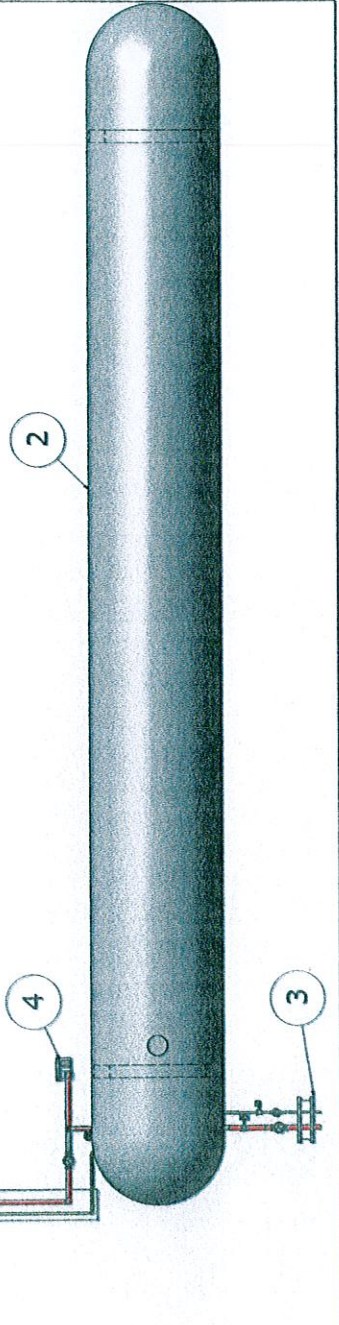
DATE	6/8/2012
BY	DALEB
CHK	
APP	
PROJECT	
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SCALE	
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DETAIL A
 SCALE 1 / 12

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ITEM	QTY	DESCRIPTION
1	1	3" STRAINER
2	1	30,000 GALLON TANK
3	1	BULK HEAD
4	1	PUMP
5	1	2" BLACKMEIR BYPASS VALVE
6	1	2" Globe Valve
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8	1	3" BACK PRESSURE VALVE
9	3	3" FLEX
10	2	1 1/4" FLEX
11	2	1 1/4" EMERGENCY SHUT OFF VALVE
12	2	1 1/4" Globe Valve
13	3	3" EMERGENCY SHUT OFF VALVE (13C IS ON SHEET 5)

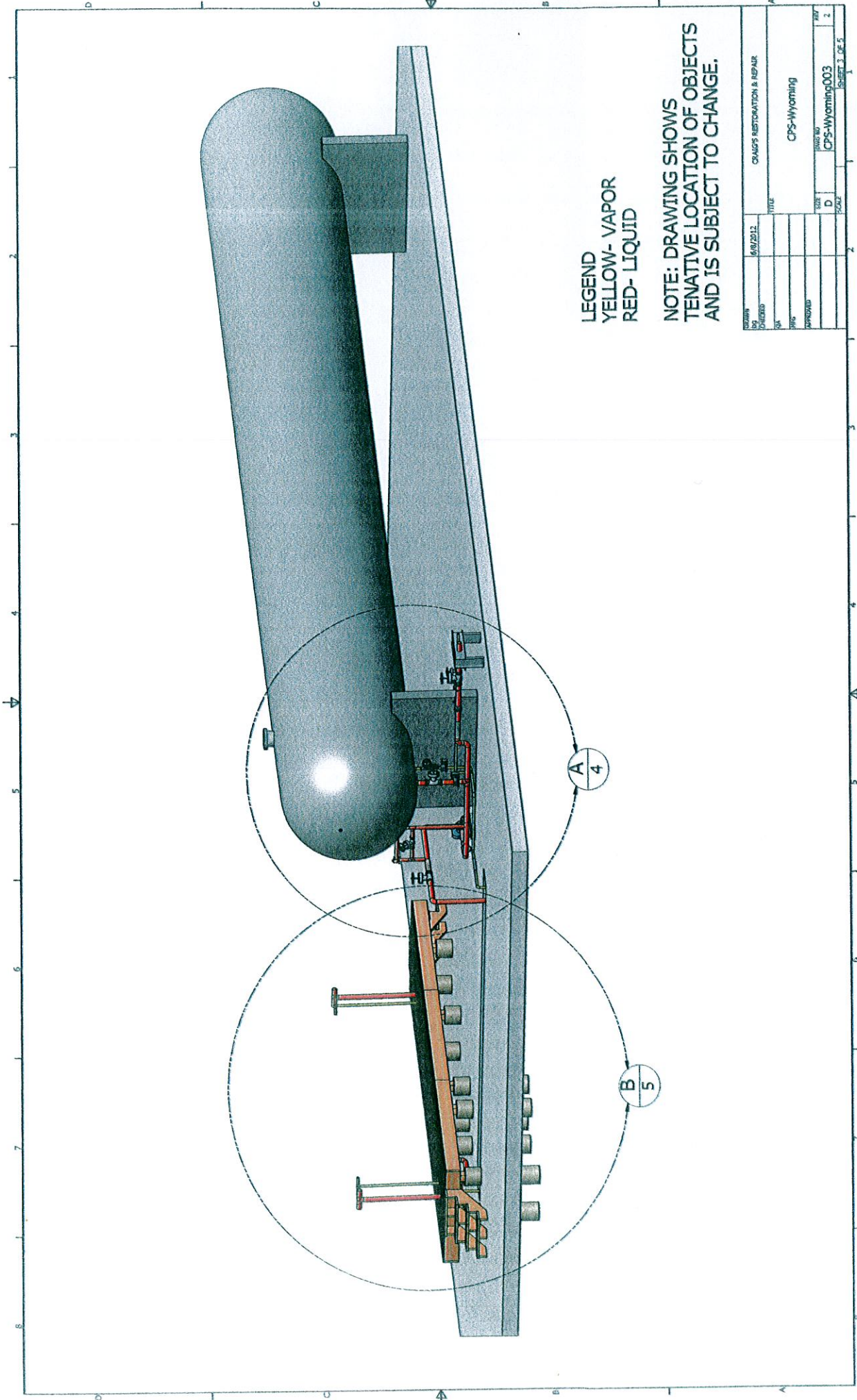
**NURSE TANK FILL
(RISER)**



LEGEND
 YELLOW- VAPOR
 RED- LIQUID

**NOTE: DRAWING SHOWS
 TENTATIVE LOCATION OF OBJECTS
 AND IS SUBJECT TO CHANGE.**

REVISED	6/8/2012	TITLE	CALC'S RESTORATION & REPAIR
DATE			
BY			CPS-Wyoming
APPROVED		SIZE	D
		SCALE	AS SHOWN
		PROJECT	CPS-Wyoming001
		SHEET	1 OF 5

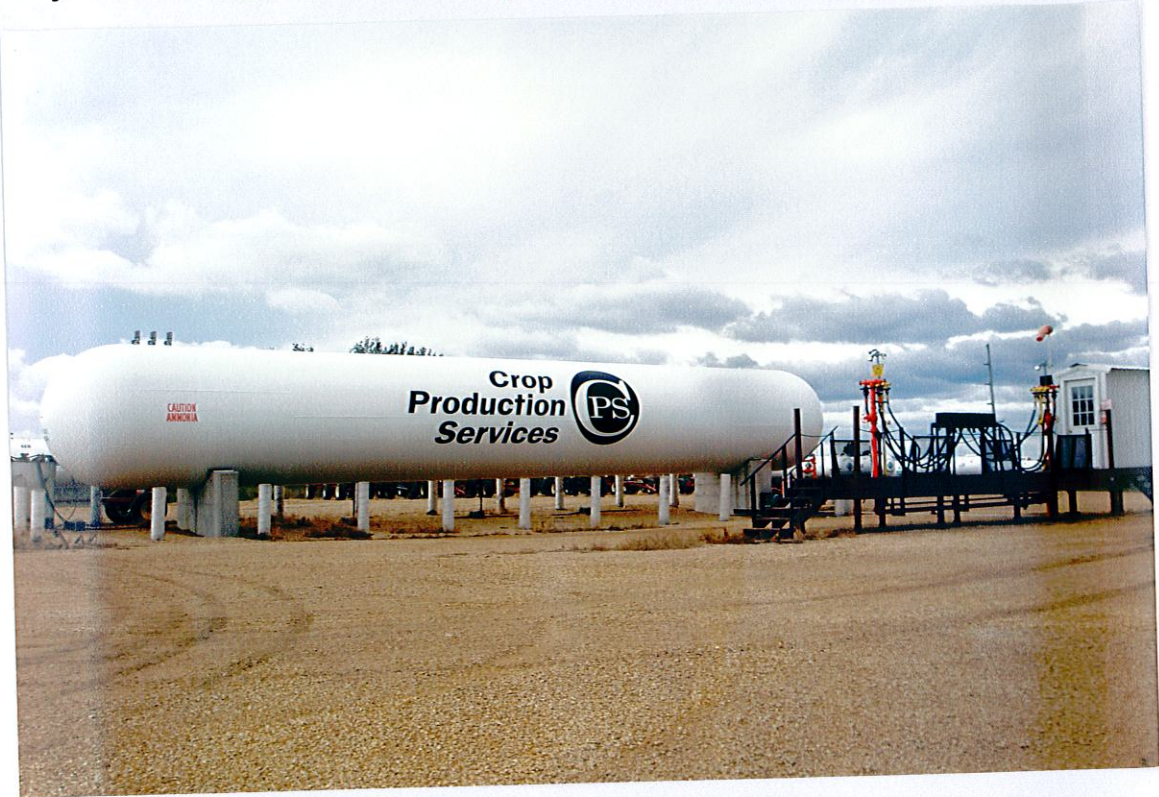


LEGEND
 YELLOW- VAPOR
 RED- LIQUID

**NOTE: DRAWING SHOWS
 TENTATIVE LOCATION OF OBJECTS
 AND IS SUBJECT TO CHANGE.**

DESIGNED BY	6/9/2012	TITLE	CRAIG'S RESTORATION & REPAIR
CHECKED BY			
DATE			
DESIGNED BY			CPS-Wyoming
CHECKED BY			
DATE			
PROJECT NO.			CPS-Wyoming003
SHEET NO.			2
SHEET 3 OF 5			

The following pictures are of the Wyoming, IA anhydrous storage facility.



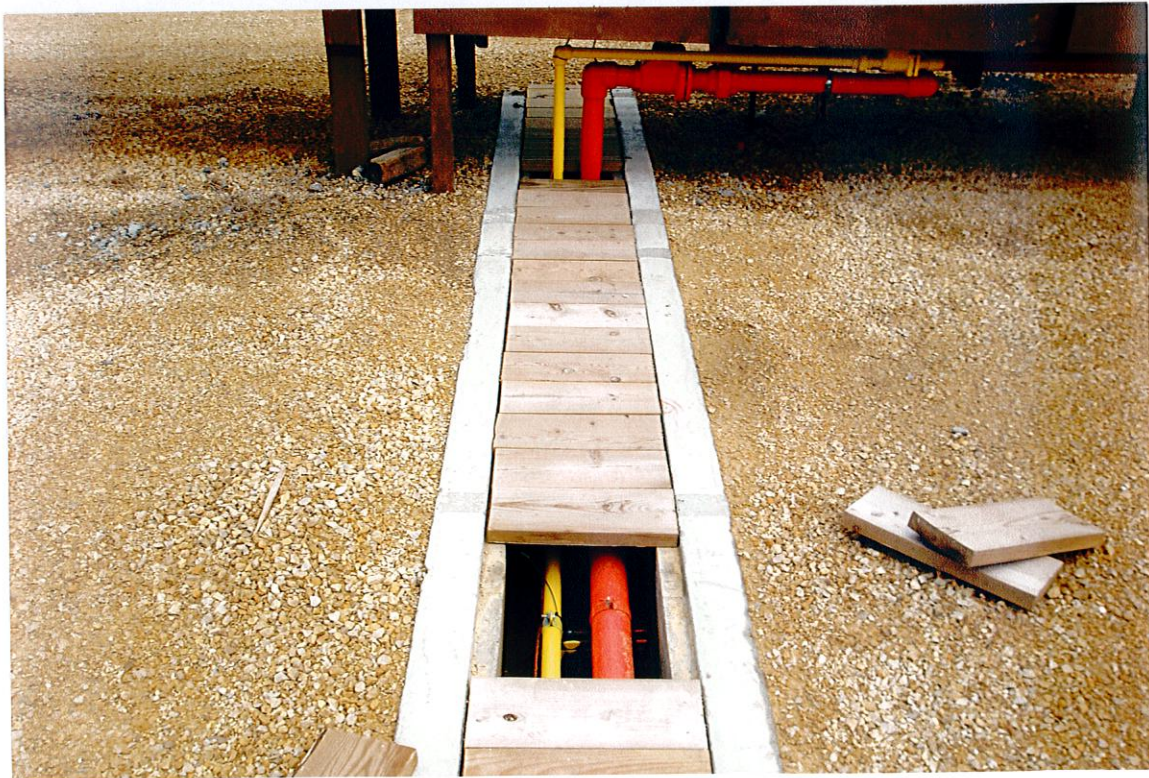
Crop Production Services

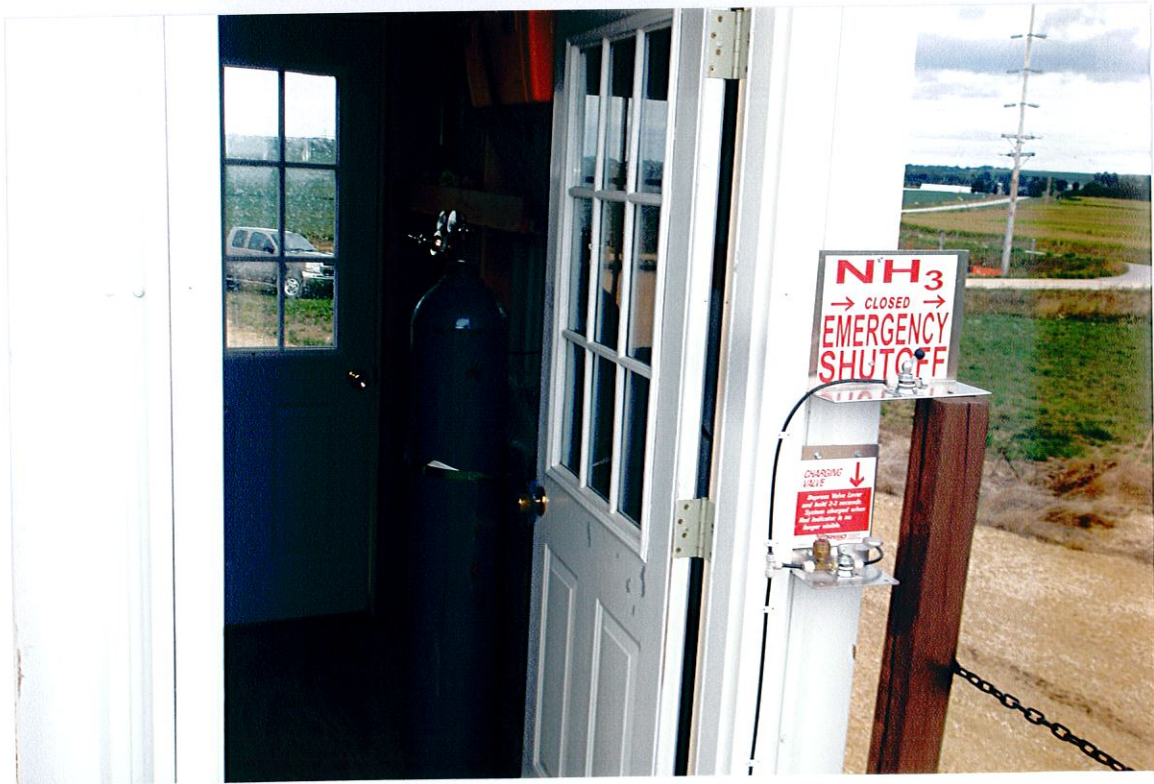
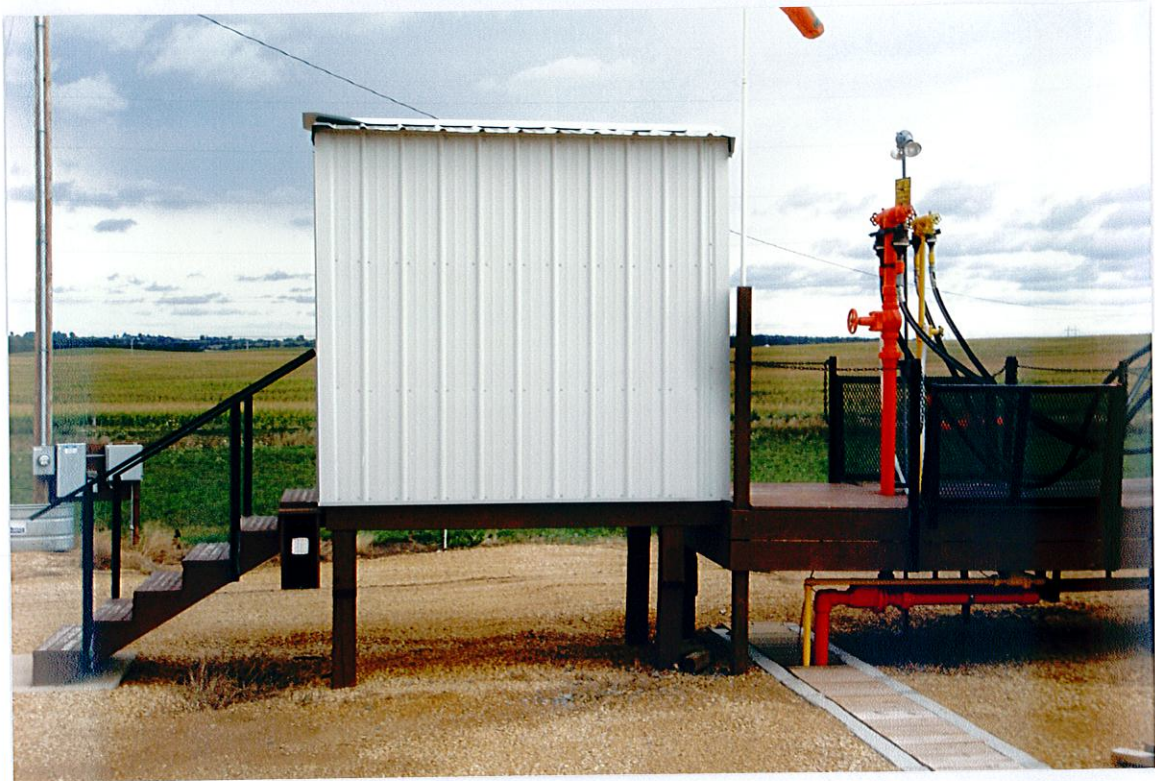


On the following pages are current pictures of the Wyoming, IA anhydrous storage facility. These pictures represent what the Scott County site would emulate when complete. The second set of pictures are the current site in consideration for the Scott County anhydrous storage facility.









The following pictures shown are the current site for the Scott County anhydrous storage facility.









North

Site Plan

365' West

tank at least 150' from West fence

Semi unbad area



30,000 gal storage tank 70' x 12'

fill station



fill station

24' x 24'

scale house utility shed



← 50' From West Fence

above ground scale 50' x 12'



Nurse tank storage area "In season"

tank will be moved to Wyoming, Ia. site in off season

tank will be @ least 190' off road fence East

600'

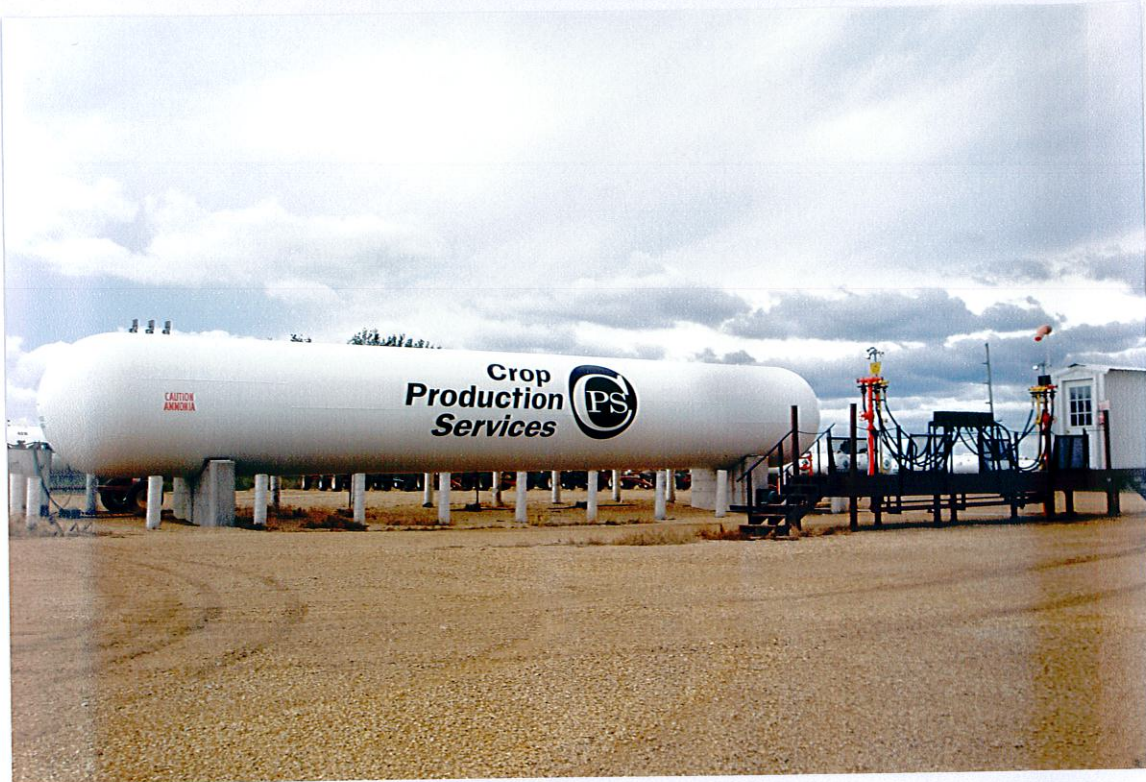
current Driveway

South



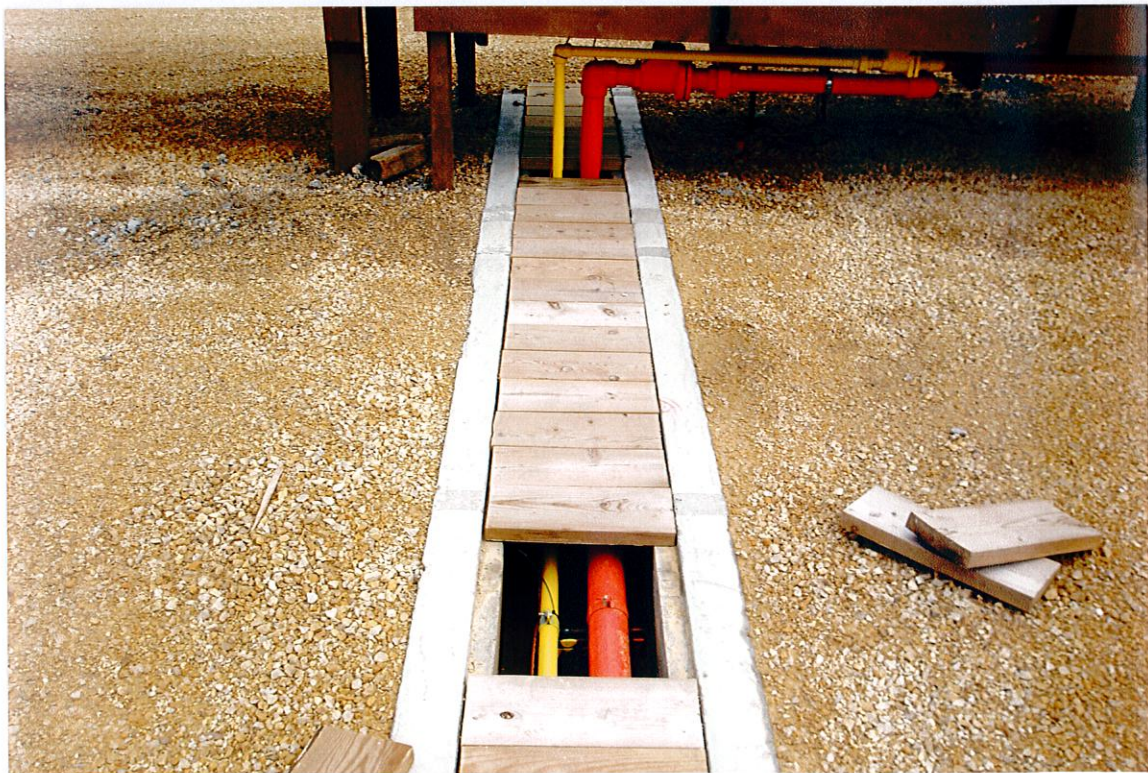
Proposed Scott County Anhydrous Storage Facility

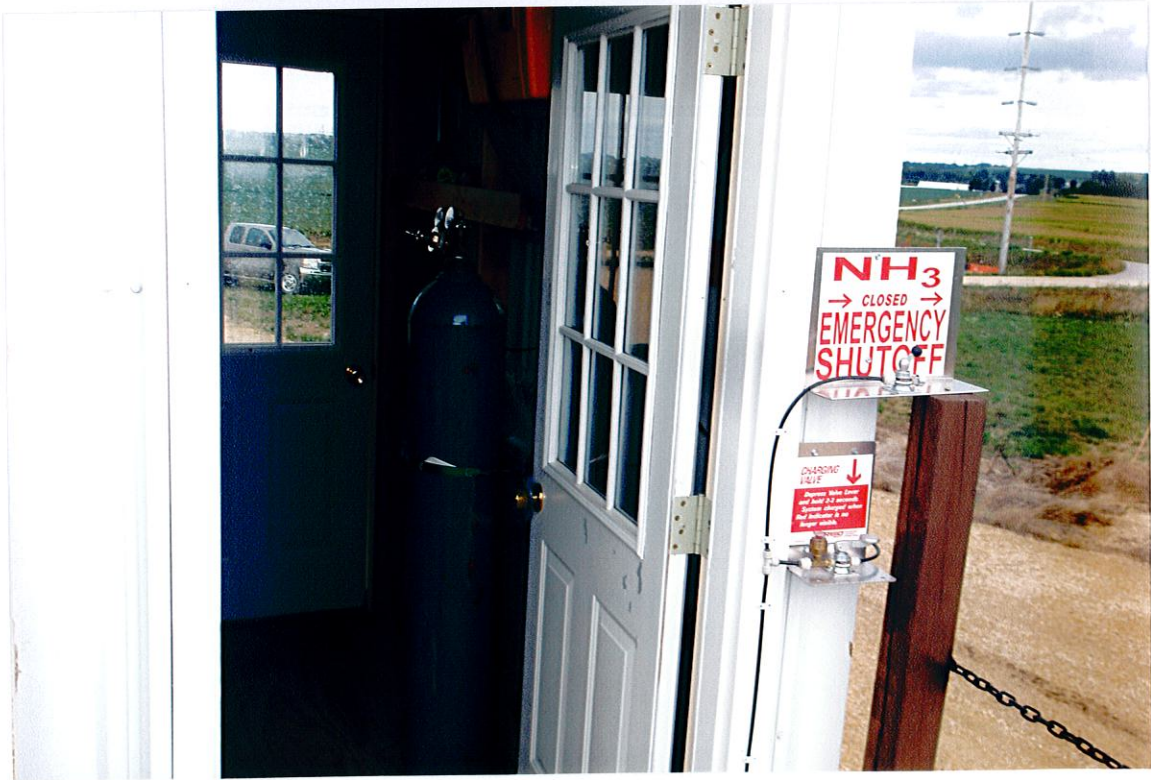
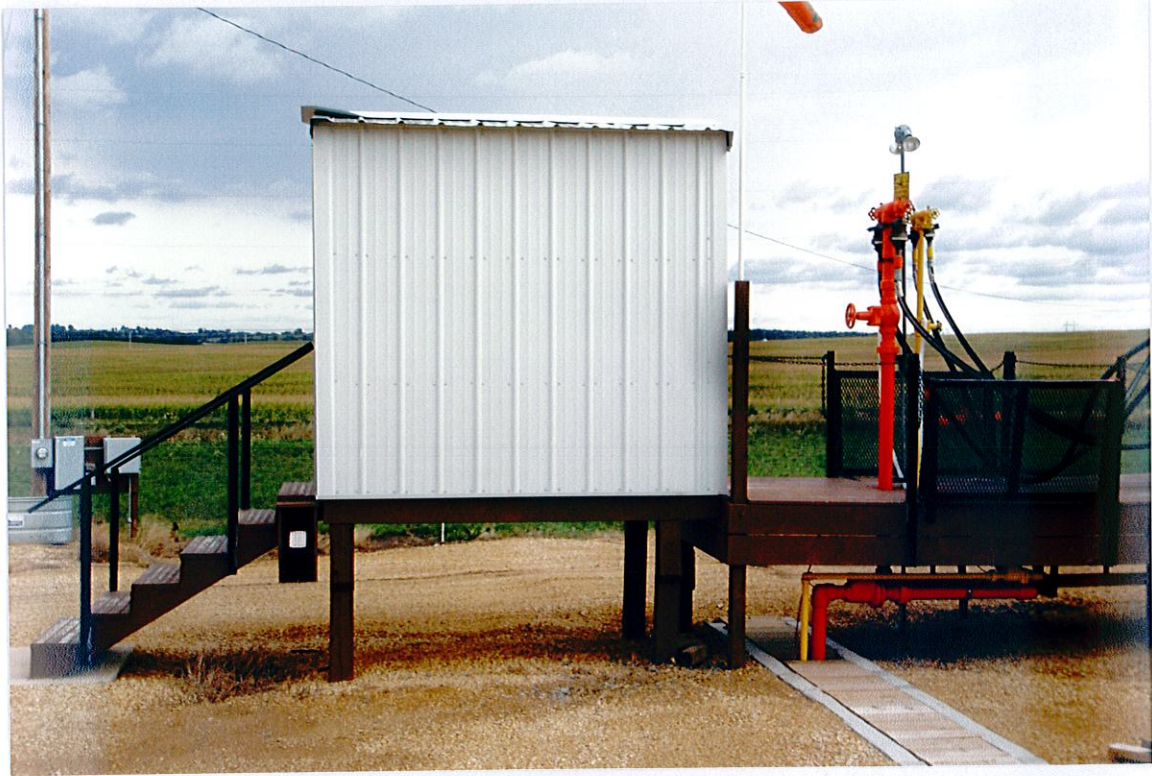
The following pictures are of the Wyoming, IA anhydrous storage facility.

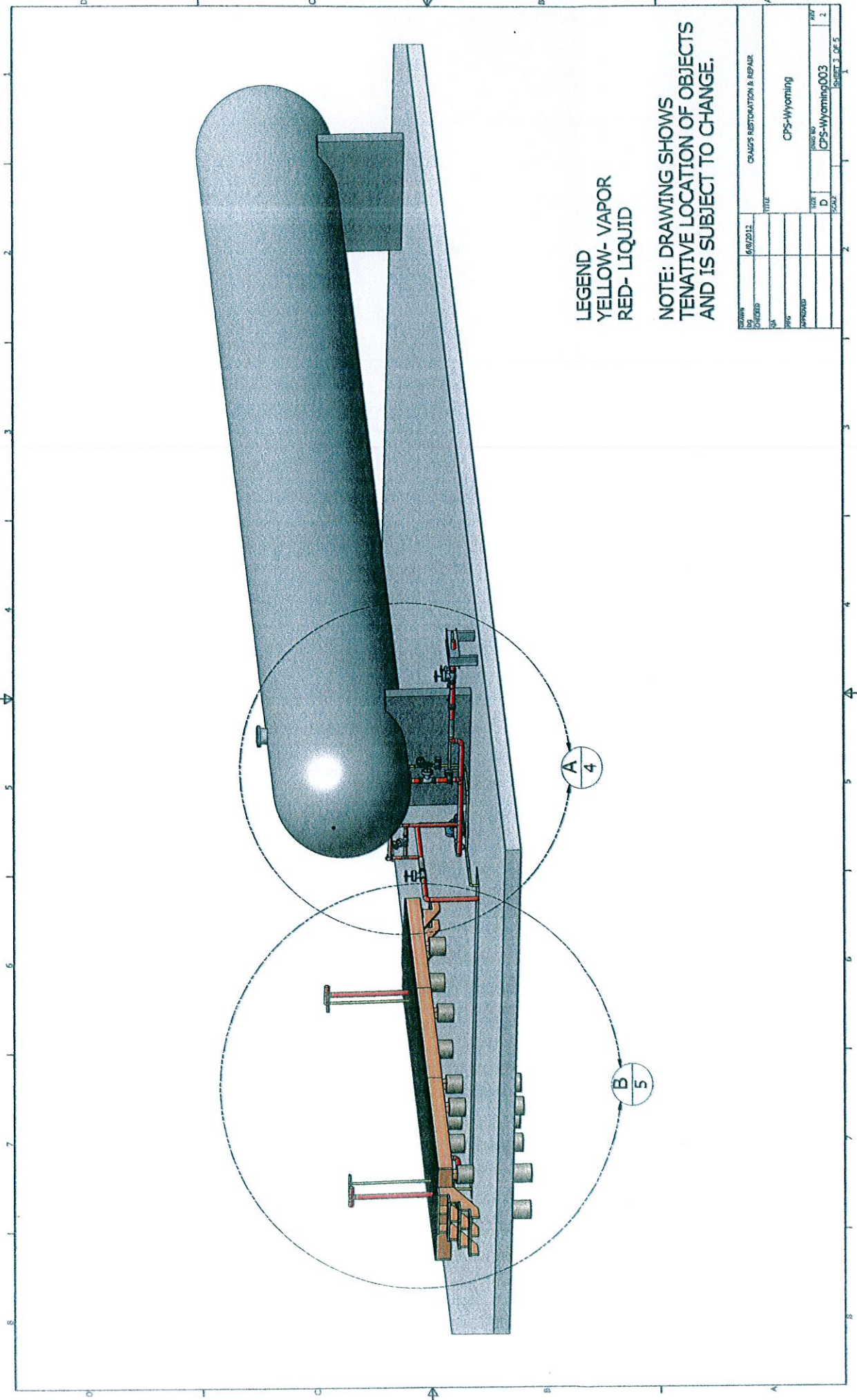












LEGEND
 YELLOW- VAPOR
 RED- LIQUID

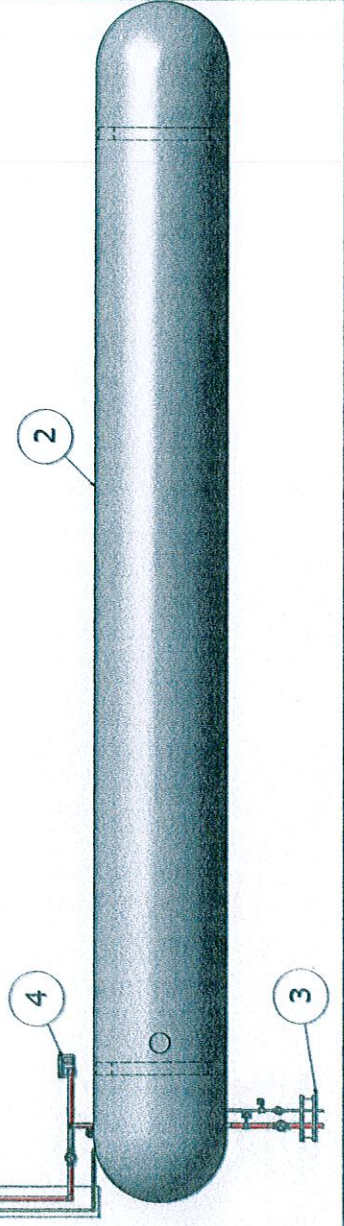
NOTE: DRAWING SHOWS
 TENTATIVE LOCATION OF OBJECTS
 AND IS SUBJECT TO CHANGE.

DATE	6/8/2012	TITLE	CNAPS RESTORATION & REPAIR
BY			
CHKD			
APP'D			
SCALE	D	PROJECT	CPS-Wyoming003
		SHEET	3 OF 5

N

ITEM QTY	PARTS LIST DESCRIPTION
1 1	3" STRAINER
2 1	30,000 GALLON TANK
3 1	BULK HEAD
4 1	PUMP
5 1	2" BLACKMEIR BYPASS VALVE
6 1	2" Globe Valve
7 3	3" Globe Valve
8 1	3" BACK PRESSURE VALVE
9 3	3" FLEX
10 2	1 1/4" FLEX
11 2	1 1/4" EMERGENCY SHUT OFF VALVE
12 2	1 1/4" Globe Valve
13 3	3" EMERGENCY SHUT OFF VALVE (13C IS ON SHEET 5)

**NURSE TANK FILL
(RISER)**



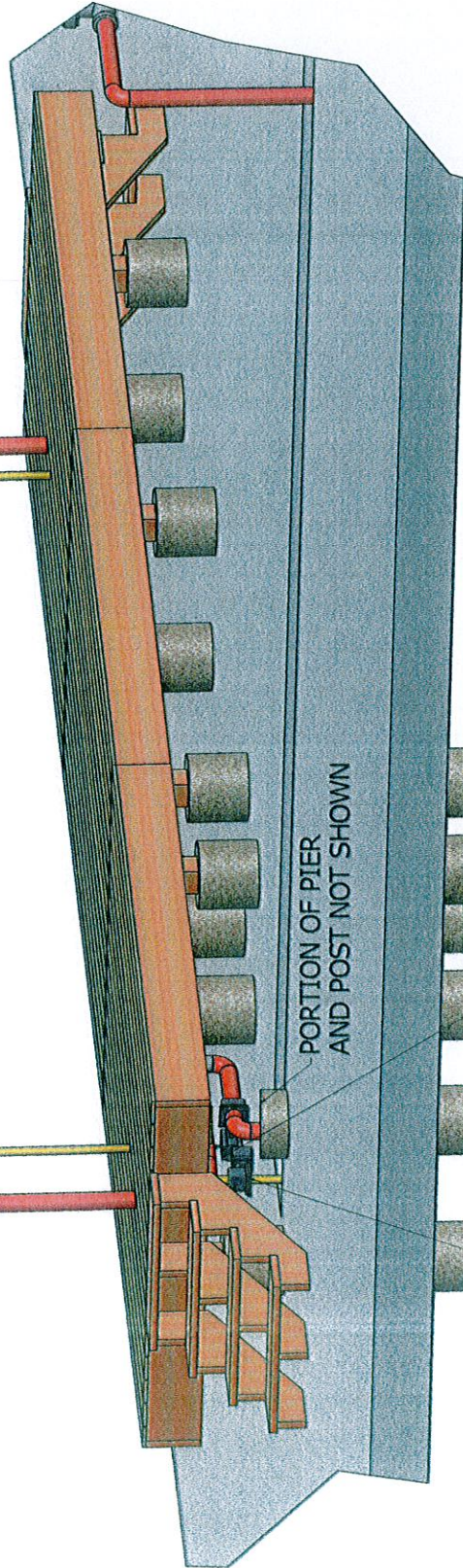
LEGEND
 YELLOW- VAPOR
 RED- LIQUID

**NOTE: DRAWING SHOWS
 TENTATIVE LOCATION OF OBJECTS
 AND IS SUBJECT TO CHANGE.**

DATE	6/8/2012
CHECKED	
BY	
APPROVED	
SCALE	D
SHEET NO.	2
TITLE	CPS-Wyoming
CPS-Wyoming001	
SHEET 1 OF 5	

ITEM	QTY	PARTS LIST DESCRIPTION
1	1	3" STRAINER
2	1	30,000 GALLON TANK
3	1	BULK HEAD
4	1	PUMP
5	1	2" BLACKMEIR BYPASS VALVE
6	1	2" Globe Valve
7	3	3" Globe Valve
8	1	3" BACK PRESSURE VALVE
9	3	3" FLEX
10	2	1 1/4" FLEX
11	3	1 1/4" EMERGENCY SHUT OFF VALVE (11C IS ON SHEET 5)
12	2	1 1/4" Globe Valve
13	3	3" EMERGENCY SHUT OFF VALVE (13C IS ON SHEET 5)

NURSE TANK FILL (RISER)



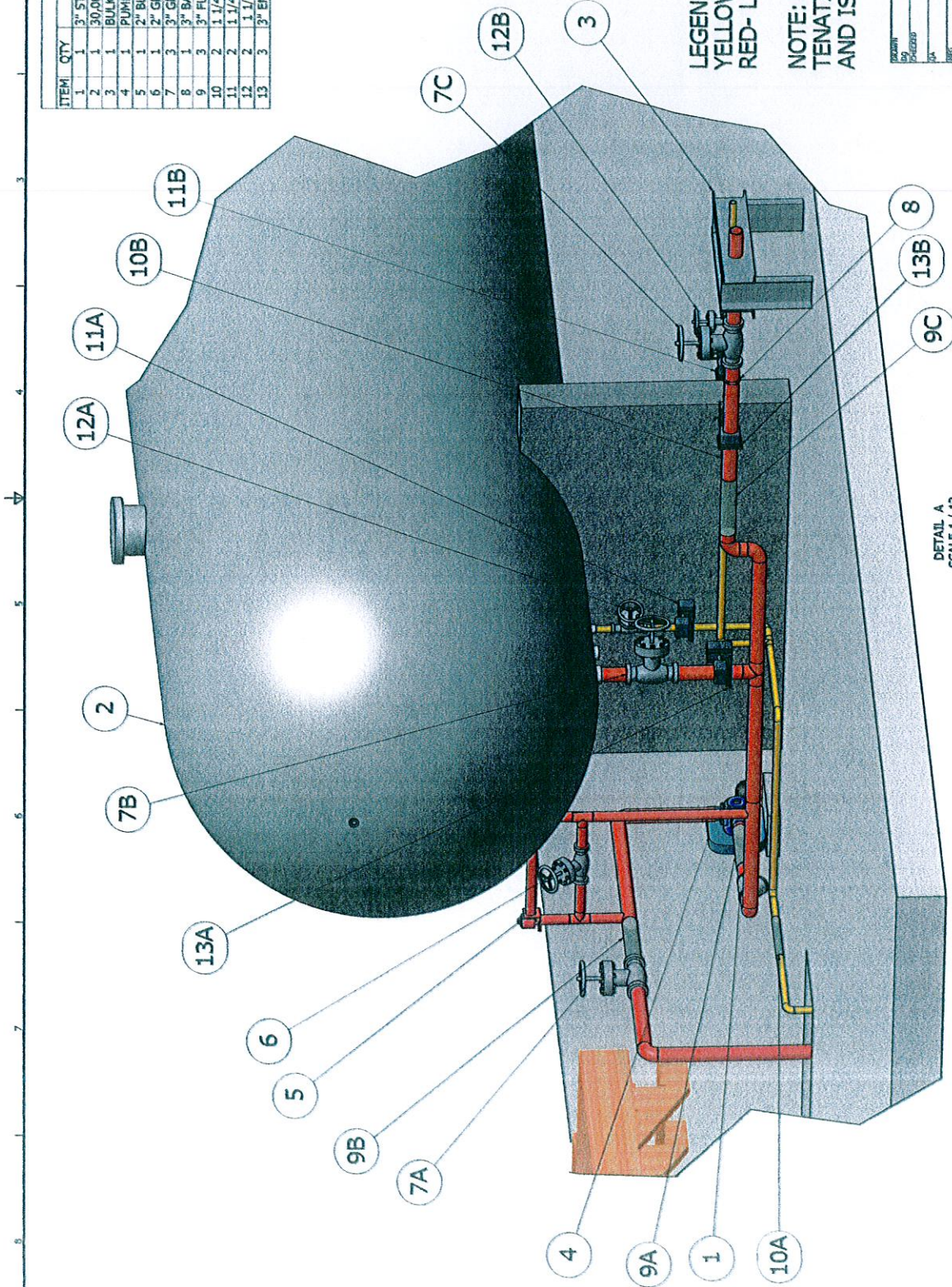
LEGEND
 YELLOW- VAPOR
 RED- LIQUID

NOTE: DRAWING SHOWS TENTATIVE LOCATION OF OBJECTS AND IS SUBJECT TO CHANGE.

DETAIL B
 SCALE 1/12

DATE	6/8/2012	PROJECT	COUNCIL RESTORATION & REPAIR
BY	JAC	DRAWN BY	CPS-Wyoming
CHECKED BY		SCALE	AS SHOWN
DATE		SHEET NO.	CPS-Wyoming005
		SCALE	AS SHOWN

PARTS LIST	
ITEM	DESCRIPTION
1	3" STRAINER
2	30,000 GALLON TANK
3	BULK HEAD
4	PUMP
5	2" BLACKMEIR BYPASS VALVE
6	2" Globe Valve
7	3" Globe Valve
8	3" BACK PRESSURE VALVE
9	3" FLEX
10	1 1/4" FLEX
11	1 1/4" EMERGENCY SHUT OFF VALVE
12	1 1/4" Globe Valve
13	3" EMERGENCY SHUT OFF VALVE (13C IS ON SHEET 5)



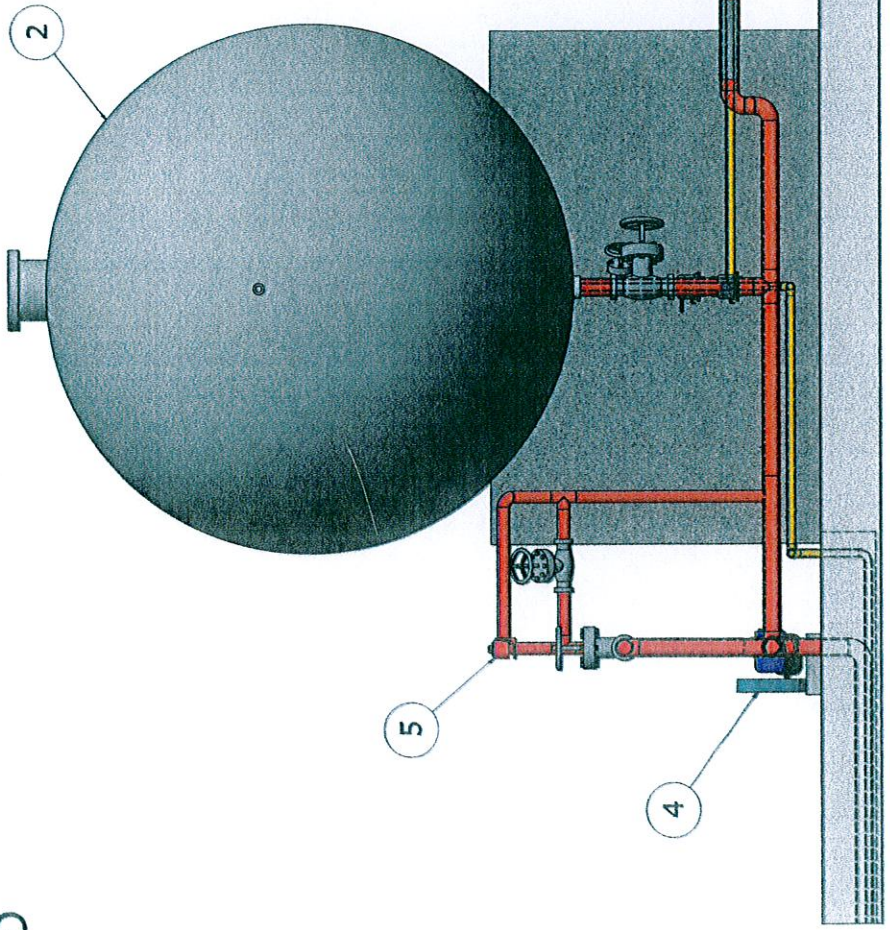
LEGEND
 YELLOW- VAPOR
 RED- LIQUID

NOTE: DRAWING SHOWS
 TENTATIVE LOCATION OF OBJECTS
 AND IS SUBJECT TO CHANGE.

DATE	10/19/2012
BY	PH/EBB
CHK	
APP	
PROJECT	CPS-WYOMING
D	13C
SCALE	CPS-Wyoming004
SHEET	2
TOTAL SHEETS	5

DETAIL A
 SCALE 1/12

NORTH END



DATE	6/8/2012	TITLE	DUAGY'S RESTORATION & REPAIR
DRAWN	CHALEZ80	DATE	
CHECKED	JAC	SCALE	
DESIGNED	CHALEZ80	PROJECT	CPS-Wyoming
NO.	1028	NO.	1028
REV.	D	REV.	2
SCALE		Sheet 2 of 5	

Opposition to the Rezoning Request of Crop Production Services

Concerns of Scott County

Constituents in the Area

November 20, 2012

By Dan Rebarcak

Residents' Concerns

- Safety
- Environment
- Quality of Life
- “For the People”?

Safety Concerns: 21 OSHA Violations

- Anhydrous ammonia facilities are seasonal and are unlikely to be inspected by an agency like the Occupational Safety and Health Administration (OSHA) or the Environmental Protection Agency (EPA) unless there is a significant incident or a complaint.
- Even though CPS has hundreds of facilities in the U.S. and Canada, there have only been 8 complete and 3 partial OSHA inspections between 2003 and 2012.
- As a result of these audits, CPS was cited for 21 OSHA violations, 8 of which were categorized as serious violations.

Source: A public search of the OSHA website using the search term “Crop Production Services”

Safety Concerns: 21 OSHA Violations (cont.)

OSHA definition of violation types,
and number of each CPS violation:

- **Serious Violation (8)** - A violation where there is substantial probability that death or serious physical harm could result and that the employer knew, or should have known, of the hazard.
- **Other Than Serious Violation (12)**- A violation that has a direct relationship to job safety and health, but probably would not cause death or serious physical harm.
- **Repeated Violation (1)**- A violation of any standard, regulation, rule, or order where, upon re-inspection, a substantially similar violation can bring a fine of up to \$70,000 for each such violation.

Safety Concerns: Hazard Management

- Anhydrous ammonia is listed as a highly hazardous substance by OSHA.
- OSHA regulations state that facilities that carry $\geq 10,000$ pounds of ammonia are subject to numerous requirements for hazard management, including:
 - Performing a process hazards analysis.
 - Maintaining mechanical integrity of equipment.
- However, these requirements do not apply to retail facilities.
- The proposed facility would be a retail facility, and therefore exempt from these hazard management regulations.

Safety Concerns: Releases

- In Iowa, there were 80 reported instances of ≥ 100 lbs. of ag related anhydrous ammonia released into the surrounding area from January 2011 through September 2012.
- That is an average of nearly 4 per month.

Source: Iowa Department of Natural Resources

Safety Concerns: Effects of Exposure

Anhydrous ammonia seeks water from the nearest source, including the human body. Eyes, lungs, and skin at greatest risk due to their high moisture content.

- Exposure to vapors or liquid can cause blindness.
- When large amounts are inhaled, the throat swells shut and victims suffocate.
- Caustic burns, similar to but more severe than those caused by dry ice, result when anhydrous ammonia dissolves into body tissue.

Source: Iowa State University Extension

Safety Concerns: Crime

- The lure of an anhydrous ammonia facility in a rural area so close to the Quad City population center may entice methamphetamine makers into theft.
- What kind of controls will be in place to keep potential meth makers away? Nurse tank locks will not stop a thief. In fact, locks can actually lead to more releases due to more destructive methods being used to obtain the anhydrous ammonia.

Safety Concerns: Crime (cont.)

- Although Scott County Sheriff Dennis Conard states that methamphetamine makers no longer use anhydrous ammonia for meth making, it remains a viable method according to Nathan Lein, Assistant County Attorney, Fayette County, Iowa.
- Following are photos of an anhydrous theft in progress in Fayette County, Iowa. I spoke to Mr. Lein in September. Note that the photos are dated August 26, 2012. As you can clearly see, theft remains a current problem.



Photo used with permission of Fayette County, IA Sheriff's Department.



Photo used with permission of Fayette County, IA Sheriff's Department.



Photo used with permission of Favette County, IA Sheriff's Department.



Photo used with permission of Favette County, IA Sheriff's Department.

Environmental Concerns

- The EPA enforced 5 cases involving CPS between the years 2001 and 2010.
- The total amount of the penalties is \$69,305. In our opinion, this is a large sum to be fined for a company who professes to be committed to safety and the environment.
- These are only the cases that have been posted to date on the website. We are not certain the EPA posts an enforcement action until the case is closed.

Source: A public search of the EPA website using the search term "Crop Production Services"

Quality of Life: The Rural Choice

- Can anyone on the commission say they would vote for this rezoning if it were 500 feet from their own residence?
- We all chose to live in this area to be away from this type of situation.
- Before we moved to our current residence, we spoke to Scott County about the zoning, as we noticed the apparent excavation directly to the east of the property we were looking at.
- We were told it was zoned A-P and we had nothing to worry about.

Quality of Life: Noise and Traffic

- Mr. Huey says the site will only operate a couple of months in the spring and a couple of months in the fall, so we only have to deal with the increased noise and traffic for one-third of the year.
- However, one-third of the year is a very large amount of time, considering that the facility will be used at all times of the day and night during the busy seasons. This will be disruptive to outdoor activities, and there is a concern about noise during sleeping hours.

Quality of Life: Aesthetics

- They cannot move the facility for the other two-thirds of the year, so it will still be an aesthetic nightmare and will be lighted every night of the year, destroying our beautiful night sky.
- Our current view of the east at night:

Photo taken by Dan Rebarcak, November 14, 2012.

Quality of Life: Aesthetics (cont.)

What will that view look like
if this facility is built?

Quality of Life: Property Values

- Scott County Assessor Dale Denklau said, “Residential use appears to be a significant distance from the site. Future buyers and sellers will determine if there is a negative influence.”
- What exactly is a “significant distance”? 500 feet? 600?
- Would the answer to that question be good enough if it were your own property?

For the People?

- I was taught that government is for the people. In this case it seems that Mr. Huey has dismissed that principle to recommend a development that is opposed by the people.
- Since so many constituents of Scott County will be harmed because of this proposed development, due to possible safety and crime issues, possible financial loss via reduced property values, and certainly a diminished quality of life, we fail to understand why a public servant is recommending a rezoning that will only benefit a multi-national company that will compete with current local businesses and do harm to county residents.

Exploring Relationships Between Crop Production Services' Rezoning Request and Scott County's Land Use Policy

By KJ Rebarcak

November 20, 2012

Land Use Policy Goals

The 2008 Scott County Comprehensive Plan states that the Land Use Policy has four goals. All four of them are called into question by the rezoning attempt:

- **Protect and conserve the natural, human, and economic resources** which are the basis of the agricultural economy and rural lifestyle of the Scott County.
- **Ensure orderly and efficient growth** of residential, commercial, industrial, public, and semi-public land uses while maintaining the general welfare of County residents.
- **Ensure a decent home and suitable living environment** for all families, present and future, living in Scott County.
- **Encourage cooperation and communication** among the County, other units of local government, and the general public to improve human development, economic development, and ecological preservation.

Land Use Policy Goal #1

- "Protect and conserve the natural, human, and economic resources which are the basis of the agricultural economy and rural lifestyle of Scott County."
- This rezoning would harm, rather than protect, the human resources that are the basis of the rural lifestyle of Scott County.

Land Use Policy Goal #2

- "Ensure orderly and efficient growth of residential, commercial, industrial, public, and semi-public land while maintaining the general welfare of County residents."
- This rezoning attempt shows blatant disregard for maintaining the general welfare of County residents.

Land Use Policy Goal #3

- "Ensure a decent home and suitable living environment for all families, present and future, living in Scott County."
- We have decent homes and suitable living environments right now; building an anhydrous ammonia facility so close to us would destroy that, rather than ensure it.

Land Use Policy Goal #4

- "Encourage cooperation and communication among the County, other units of local government, and the general public to improve human development, economic development, and ecological preservation."
- If the County is so concerned about cooperation and communication, why did it give us residents only 11 days' notice before the September hearing would have taken place, and why are we being put through this a second time?

Land Use Policy

Four of the specific points in the Land Use Policy itself apply to this situation:

Scott County recognizes and accepts that normal agricultural and environmental nuisances occur with rural living.

While Scott County encourages development to locate within cities, the following are guidelines for reviewing proposed new development in the rural unincorporated area of the county:

- on marginal or poor agricultural land
- with access to adequately constructed paved roads
- where public and/or private facilities and services are present or planned, including water, sanitary sewer systems, schools and parks; and in areas near existing employment centers and commercial areas, to discourage sprawling and unplanned scattered development
- where it is least disruptive of existing agricultural activities
- in areas of stable environmental resources
- where it is sufficiently buffered from other less intensive land uses
- where it can be shown that there is a recognized need for such development
- where it can be developed in an efficient and compact manner
- where the development will be supportive of energy conservation

Land Use Policy Statement #1

- "Scott County recognizes and accepts that normal agricultural and environmental nuisances occur with rural living."
- We have lived out here 12 years, long enough to know what normal nuisances are. An anhydrous ammonia facility with its safety, crime, noise, traffic, and light pollution concerns is not a "normal" nuisance.

Land Use Policy Statement #2

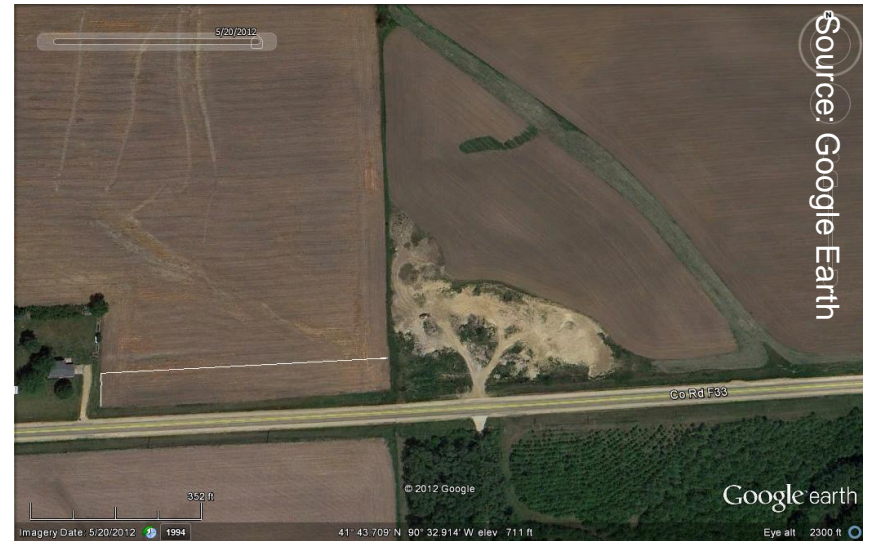
- "...guidelines for reviewing proposed new development in the rural unincorporated area of the county...on marginal or poor agricultural land..."
- Dean Marten caused that land to become poor agricultural land through his repeated abuse of it over the years.
- In October, after the original rezoning request was withdrawn but before we received notice of the new one, on at least two occasions I personally witnessed a truck coming in and dumping debris onto the site after the sun went down.

The Site—A Comparison

1992



May 20, 2012



Site Photos from Later in 2012



Source: Crop Production Services Proposed Scott County
Anhydrous Ammonia Facility document provided to us by the county

Land Use Policy Statement #3

- "...to discourage sprawling and unplanned scattered development..."
- It may not be unplanned, but it is definitely sprawling and scattered. Why not locate the facility on the edge of a town, making it more accessible to law enforcement and first responders? Why disrupt a quiet rural area?

Land Use Policy Statement #4

- "...where it can be shown there is a recognized need for such development..."
- There are plenty of nearby places already for farmers to get their anhydrous ammonia. They're just not CPS facilities. The only "need" here is CPS' and Dean Marten's desire to make more money.

Safety and Quality of Life
for our family is what we are trying
to SAVE!



Biggest Concerns

- Safety

- Hidden Driveway on top of a hill
- No Passing Zone to the West and just the end of one to the east.

*Very hard to judge the distance of oncoming traffic.

- No shoulders on the roadway
- The common site of livestock on the road
- Increased risk of meth makers/use getting anhydrous to meet their “fixes” and their financial gain.

Decent water

- Our well is less than 350 ft from entrance to proposed site.
 - How big is the underground aquifer?
 - Has a study been completed to find where the underground aquifer for this entire area resides?
 - How will toxic run off be contained?
 - What is the containment evacuation plan for a spill or accident?
 - How much is CPS willing to pay Al & my estates when we are dead because we have no evacuation route?
 - And the estates of family and friends who may be visiting us?

Road traffic

- Iowa DOT numbers for proposed site section of road from 2010 is 540 vehicles per day.
 - 12 hour period-45 cars per hour
 - When the county has been paving 160th Ave(?) this summer/fall, many more trucks than 45 per hour. The county alone was probably 45 per hour.
 - Semi grain trucks “fly” down 290th Street. It is a cut across road for many grain haulers from Clinton and NW Scott Counties. Probably even some from Cedar County.
 - School bus route
 - Scott County Park visitor/campers
 - Glens Creek Golf Course
 - Huge tourist area both for personal vehicles, bicyclists, and runners.
- Nurse tanks must be towed at 25 mph
 - This increases the danger due to high speed and slow moving vehicles...**do not mix well on the same roadway**

Other concerns:

- Light pollution
- Sound pollution
- Smell pollution
 - From trucks hauling
 - Anhydrous leaks/smells

- **These will all effect our physical and mental health.**

Possible solutions

- **Why do we need another anhydrous distribution facility in Scott County?**
 - Whatever happened to buying local?
 - Eldridge
 - DeWitt
 - Dixon
 - Grand Mound
 - Calamus
 - Many others nearby
- **Isn't there another site more suitable in Scott County?**
- **If you have never seen the “good” rural stewards in the area, then I encourage you to come let us give you a tour of the area before you make a decision! See what you may be jeopardizing!**

To finish up

- We ask the commission members
 - If live/d in a rural area like ours
 - Would you have any of these same concerns if you were living where we live?
 - Would you want to put your family, friends, and property that you have worked hard to purchase and enjoy with this proposed site plan?



01/01/2006

**Please don't jeopardize our
grandaughter and our dog's life!**

Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acres on St. Ann's Road

Dear Scott County Commission,

We would like to have the request to rezone the parcel of land, approximately 5 acres on the north side of 290th Street/St. Ann's road, approximately 1/3 mile west of Scott Park Road, from Agricultural-Preservation (A-P) to Agricultural Service Floating Zone (A-Z), **denied**. The property is legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

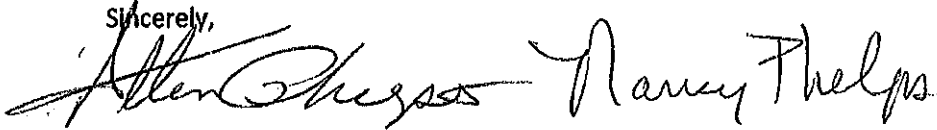
Following is a beginning list of our concerns and reasons for wanting this denied:

- Less than 500 (possibly less than 200 feet which is not allowable per EPA employee we know) from our water well resource.
- Hidden driveway access on top of a hill.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road that is a school bus route and has no shoulder.
- Toxic run off onto adjoining properties.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area---McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with land owner of 5 acre parcel. He has not practiced keeping things kept up, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.

This is an area that people have moved to because they want to be away from distribution and storage facilities as the one being requested to be rezoned to build. This is an access road to Scott County Park that is ridden by hundreds of bicyclists and traveled by families year round. It would also be in conflict with the access to St. Anne's Church along with the Walnut Grove Village.

Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We are sure that there are more suitable acres elsewhere in Scott County that would not take valuable farmland out of production.

Sincerely,

Handwritten signature of Allen Phelps and Nancy Phelps in cursive script.

Allen & Nancy Phelps
18021 - 290th Street
Long Grove, IA 52756
(563) 593-0790

Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: More reasons not to approve the application to rezone 5 acres on St. Ann's Road

Dear Scott County Commission,

I emailed a letter last Monday requesting the rezone of the parcel of land, approximately 5 acres on the north side of 290th Street/St. Ann's road, approximately 1/3 mile west of Scott Park Road, from Agricultural-Preservation (A-P) to Agricultural Service Floating Zone (A-Z) be **denied**. The property is legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

We were advised to send all information before the hearing, if possible. Following are more reasons that I have researched and found more concerns as to why this should not be approved:

- Our drinking water well is 340 ft from the road which means it is less than 400 feet from the proposed site.
- We are fairly certain that our well is a shallow well. We have been researching when it was drilled and no records have been found. Local plumber working on this states this is probably due to how old it is. Same local plumber has worked on it in the past (prior to us buying the property) and it has a small horsepower to it, so believes it is probably only a 60 ft well. This is much too shallow for the toxins that would easily reach it.
- There is **no alternative evacuation** route from our property for my husband and I to get out if there were to be a leak or explosion. We would be engulfed with anhydrous clouds with nowhere to go to leave our property to escape.
- We are directly downhill from the proposed site. Any run off from rain or any spills will go directly onto our property without a moment's notice.
- There have been numerous accidents reported on St. Ann's road over the years that have involved large trucks and equipment. Some have resulted in death for one or more of the people involved in the accidents and others severely injured. More truck traffic would increase the probability of more accidents; and accidents involving dangerous chemicals.
- The lights that will need to be erected for security and safety will be very disruptive and be called **light pollution** to our tranquil, beautiful, rural night skies.
- Meth makers/addicts will be seeking out this rural of a sight to help them make their meth. If they can't get what they want there, they will spread to surrounding properties to steal or seek whatever they can and will most likely be armed with guns or other weapons. County authorities do not need the added site to monitor for theft and vandalism.
- Crop Production Services was seeking out this property over 6 months ago. It is unfair that we are just now getting notice of this request. We have heard this was due to the Walcott rezoning issue with a similar connection. They get 6 months to prepare and we get less than 10 days.

- Crop Production Services has had over \$65,000 in fines for safety issues in the past few years.
- Tim Huey, I would believe, is to be impartial employee of the Scott County Planning and Development Commission. He obviously is not. His quote in the North Scott Press and the interview on Channel 6-KWQC show that he is not unbiased. Anything he has to say about this rezoning should not be included. I have been informed that he was in favor of the Walcott anhydrous facility and it seems that he is not able to remain unbiased.
- Realtors/appraisers that I know have said that our property values will decline a minimum of 20%. We cannot afford this. I'm guessing our property taxes will not reflect this. The property only has value if you can find someone to buy it and I doubt this will happen if an anhydrous ammonia storage/distribution facility is directly across the road from it. We wouldn't have bought this beautiful property if it had been there 3.5 years ago.
- Timothy Huey stated in the Channel 6 interview that "The Crop Production Services folks assure me that their tanks are secure and it would be quite difficult for somebody to access for those types of purposes." I can assure you that meth makers who want access will find a way to access it. That's how they are.
- There are anhydrous/distribution facilities in DeWitt and Eldridge. Why is there a need for another one in between this 10 mile stretch? I drive 10 miles or more to do much of my shopping which is what farmers are doing...shopping for anhydrous. Why is there a need for another distribution facility other than out and out greed of Crop Production Services.
- Crop Production Services does not live in this area. Would they like one of these facilities in their back yard? Would they like to pull out of their driveway every day and meet head on with this environmental disruptive facility AND possibly run head on into one of the tanks or the truck that will be delivering more anhydrous?
- How will a large semi-truck delivering anhydrous possibly turn in to this hidden access lane without being an obstruction and danger to the other vehicles on this rural roadway? How about when a school bus is coming over the hill?
- Is the Long Grove Fire Department trained and prepared to handle a leak or anhydrous explosion?
- How is the parcel of land being treated? Is it an option to purchase for Crop Production Services? Do they have a lease? What happens to the land if they decide they don't want it at some point in the future? Can it be developed into some other Agricultural Commercial property?

Attached is an article on Anhydrous Ammonia Health Information. It talks about a program in North Dakota. Why should I, my husband, and any of our friends or family that may visit have to know or worry about this? You can say that the chances of this happening are very low. I don't care how low they are. Any chance is too high of a chance? Would you want to take the chance and live where we live with your loved ones? We think not!!!

This is ridiculous that my husband, all our neighbors, and I have to take time out of our busy lives to fight to NOT have this rezoned. It's an Agricultural Preservation zoning area. McDonald Creek, Scott County Park, Walnut Grove, St. Ann's church (both old and new), the neighborhood tree farm, our wooded acres, and all the surrounding homes should be preserved. We are a

residential neighborhood with absent farmers to most of the homes within a 2 mile radius. We moved here to this area to **not** have to worry about things like anhydrous ammonia facilities. Now it is being thrown in our faces. We are all hard working people and **DO NOT** want this anywhere near us.

Please consider long and hard and choose to **DENY** this application for the obtrusive, dangerous facility that is being proposed to be built on this site. The thought of this facility across the road from our house makes me sick, anxious, and downright mad. My health and the health of all those living in this area are at risk, not just physically, but mentally and emotionally which can cause as much physical problems as the ammonia will cause if it leaks. If you don't deny this request, you will be causing continued and prolonged psychological and physical pain to us and many, if not all, our neighbors.

Sincerely,

Handwritten signatures of Allen Phelps and Nancy Phelps. The signature for Allen Phelps is on the left and Nancy Phelps is on the right.

Allen & Nancy Phelps
18021 - 290th Street
Long Grove, IA 52756
(563) 593-0790

I am writing regarding the proposed change in zoning that would permit an anhydrous ammonia storage and retail distribution facility to be built on 290th St./St. Ann's Road.

I called and spoke with Timothy Huey, the director of Scott County Planning and Development. To his credit, he was courteous and very helpful in showing me how to find information using the Scott County website. One thing he did mention that I found disturbing was the fact that the legal requirements for sending out public hearing notices are so lenient that they only had to be sent to *five* property owners in the area. Only *two* of the five actually live here (the other three just own the surrounding farmland while living elsewhere). Therefore, we and the other family, Allen and Nancy Phelps, have expended considerable time, stress, and money to get the word out to the rest of the people in the area who could end up having anhydrous ammonia being stored and sold near their homes.

My husband Dan and I read with great concern Mr. Huey's comment in the Sept. 12 NSP that "You wouldn't want (a facility like this) in Eldridge or Park View." Does this mean we rural residential people are considered expendable? The vast majority of us in this area are **not** farmers. The owners of the farmland live in other cities. We are families with houses and yards, just like the people in those towns. The comment is akin to saying that if something were undesirable/dangerous in Davenport, they'd just put it in Eldridge.

Among many other issues, some of the major ones that need to be addressed are:

- 1) Safety. What is the probability of leaks or explosions? What do EPA and OSHA have to say about the safety record of Crop Productions Services?
- 2) Crime. Anhydrous ammonia is used to make meth. Will this facility attract a dangerous and mentally unstable criminal element to the area, who may also decide to invade nearby properties in addition to attempting to steal ammonia to make their drug? Will an attempt to steal ammonia create a leak or otherwise unsafe situation?
- 3) Pollution. Even if air and water pollution were within acceptable limits, the light and noise pollution is also to be considered as a factor seriously affecting the quality of life in this area.
- 4) If this facility becomes a reality, what effect will it have on property values? Many of us are "plain old regular folks" who worked hard and scrimped and saved to be able to afford a modest home in the country. Those who would no longer have a peaceful, quiet existence out here, those who would no longer feel safe out here, they would need to move--and how much of our hard-earned equity in our present homes would evaporate?
- 5) This rezoning could set a precedent for other Agricultural Preservation land to be rezoned. When we moved out here, we felt that the ag preservation zoning was sort of a promise from the county that something like this proposed facility would never happen. If this sounds like NIMBY (Not In My Back Yard), well, yes, that is exactly what A-P is. If we were okay with a bright lights, loud noises, and a very real risk of danger right next to our house, we would still be living in town.

Maybe some of these fears are unfounded, and maybe they're not. As of this writing, we don't know. We will have to wait until the hearing to gather more information. In the meantime, it is excruciatingly difficult to not know whether we (and others) are going to lose a large amount of the physical assets and emotional health that we worked so hard to achieve. We are just trying very hard to focus on counting the blessings we still have and continuing to help those less fortunate than us while we are still able to do so.

KJ Rebarcak
17860 290th St.
Long Grove, IA 52756

TO: Scott County Planning and Zoning Commission
FROM: Anne Armknecht, 17720 290th St. Long Grove, IA
DATE: September 16, 2012
RE: Rezoning Request of 5 acres on St. Ann's Road

I am writing today to express my strong opposition to the request of Crop Production Services and Burnette B. Martin Life Estate, Property Owner, to rezone 5 acres located on the North side of 290th St./St. Ann's Road, approximately 1/3 mile west of Scott Park Road. They have requested the zoning be changed from Agricultural Preservation to Agricultural Service Floating Zone.

Crop Production Services plans to develop and operate a 30,000 gallon anhydrous ammonia fertilizer storage and retail distribution facility at this site, which is located approximately 1600 feet from my property, and less than 650 feet from 2 other property owners.

Tim Huey was quoted on Channel 6 news as saying this type of facility should be "remotely located." I could not agree more. However the proposed site is anything but remote. This neighborhood is made up of at least 8 other non-farming homes within a 1/3 mile radius. Within 1/2 mile is the north entrance to Scott County Park, and the Dan Nagle Pioneer Village, visited by hundreds of children annually. The proposed site to be rezoned is also between the Old St. Ann's Church and the new St. Ann's Church, which is a well known road for bicyclists, church goers, and tourists/campers going to and from Scott County Park. It is also on a school bus route. The addition of anhydrous carrying vehicles to this road, where safety dictates that they drive no more than 25mph carrying toxic chemicals, is an accident waiting to happen, the magnitude of which could expose our wells, homes and environment to toxic chemicals.

Additional dangers exist if this rezoning request is approved. The proposed site sits uphill less than 500 feet from McDonald Creek and directly across the street from a tree farm. The proposed entrance is located exactly across the street from the Allen and Nancy Phelps home, whose driveway is at a steep downhill slope. If a spill would occur it would trap them in their home as they have no other means of egress. In addition, the proposed driveway is located near the top of a blind hill which increases the likelihood of an accident resulting in a toxic spill enormously.

There is no doubt that this proposed facility will decrease property values, decrease the safety of motorists, and create noise and light pollution for many homeowners. In addition the safety concerns related to theft of anhydrous by meth making drug dealers preying on our neighborhood is very real. Verbal assurances from Crop Production Services of their safety are not enough!

By denying this request you will be making the statement that you value the safety of Scott County residents over the profit needs of an international company. Scott County made a good decision in its comprehensive plan to designate this land as agricultural preservation. The reasons for this designation have not changed. Please do not turn your back on the Scott County land use plan.

There are already many businesses in the area where anhydrous may be purchased, including but not limited to the areas of DeWitt, Eldridge and Grand Mound. In addition, other more remotely located sites exist in northern Scott County that are less populated, less traveled, and not environmentally sensitive where this business could operate.

I urge you to deny this rezoning request. And I thank you for your thoughtful consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Armknecht", written in a cursive style.

Anne Armknecht
17720 290th St.
Long Grove, IA 52756
(319) 330-8373

I would like to express concerns I have for the rezoning of 5 acers of land in Butler Township for an anhydrous ammonia fertilizer storage facility. Is there time for the public to address the Commission at this hearing.

Michael Feldpausch

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

I live at 17860 290th STREET. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/We want this zoning request denied (please check all that apply to you):

- Hidden driveway access on top of a hill.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road that is a school bus route and has no shoulder.
- Toxic run off onto adjoining properties.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Risk of leaks or explosions. Company has a history of EPA/OSHA.
- Noise, water, air, and light pollution emissions from increased truck and tractor traffic.
- Increase need to "light" up this area will decrease our pleasure of the beautiful night skies we moved to the country to see. (Will need an enormous amount of lighting for security.)
- Increased risk for theft and assault in the neighborhood as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area---McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park less than a mile from proposed site, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with land owner/user of 5 acre parcel. He has not practiced keeping things kept up, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists and traveled by families year round.
- I do not want my property values to decrease which has happened in other areas where these type of facilities have been allowed to constructed.

We live in this area to be away from distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We are sure that there are more suitable acres elsewhere in Scott County that would not take valuable farmland out of production.

Sincerely,



TO: Scott County Planning & Zoning Commission

FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

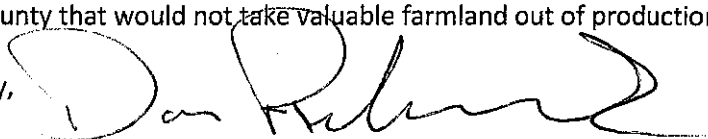
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- This is an ecologically sensitive area--McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park less than a mile from proposed site, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with land owner/user of 5 acre parcel. He has not practiced keeping things kept up, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
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We live in this area to be away from distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We are sure that there are more suitable acres elsewhere in Scott County that would not take valuable farmland out of production.

Sincerely,



TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

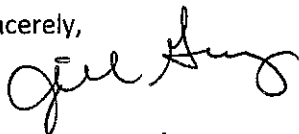
I live at 17726 290th St Long Grove. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

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- Increased risk for theft and assault in the neighborhood as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area---McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park less than a mile from proposed site, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with land owner/user of 5 acre parcel. He has not practiced keeping things kept up, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
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- I do not want my property values to decrease which has happened in other areas where these type of facilities have been allowed to constructed.

We live in this area to be away from distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We are sure that there are more suitable acres elsewhere in Scott County that would not take valuable farmland out of production.

Sincerely,


JILL GRAY

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

I live at 29633 170th AVE, Long Grove. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/We want this zoning request denied (please check all that apply to you):

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We live in this area to be away from distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We are sure that there are more suitable acres elsewhere in Scott County that would not take valuable farmland out of production.

Sincerely,

 Pam Slater

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

I live at 17720 290th St - Long Grove. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/We want this zoning request denied (please check all that apply to you):

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- Busy school bus route
- No shoulders on the road
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Sincerely,

Anne Armknecht


TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

I live at 17145 290th St. Long Grove, Ia. 52756. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/We want this zoning request denied (please check all that apply to you):

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Sincerely,

Claeys Family Trust
Rita Claeys

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

I live at 28755 162nd Ave. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/We want this zoning request denied (please check all that apply to you):

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Sincerely,

Beverly A. Seghers

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

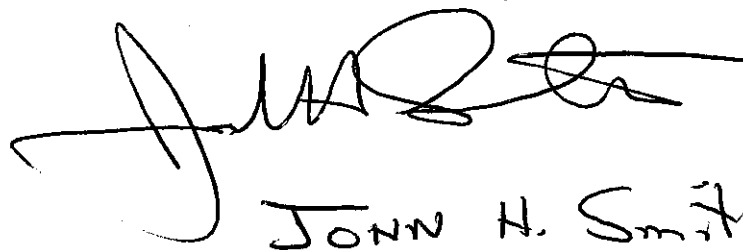
I live at 17110 293rd ST Long Grove IA am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

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Sincerely,


JOHN H. SMITH

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

I live at 17030 293rd St. Long Grove. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/We want this zoning request denied (please check all that apply to you):

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Sincerely,

Rick & Susanne Edwards

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

I live at 17125-293rd St. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/We want this zoning request denied (please check all that apply to you):

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Sincerely,

Mary & Dan Jennings

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

I live at 29330 172nd AVE. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

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Sincerely,

Bill E Myers

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

I live at 16905 290st. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

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Sincerely, *Michael L Feldpausch*
Gari Feldpausch

The intersection of Scott Park Rd. and 290st is on a hill and a curve in the road. There have been a number of wrecks at this intersection, possibly due to limited sight distance. With an increase in truck and tractor traffic this intersection that serves Scott County Park and Glynn's Creek Golf Course would become much more dangerous. There is also quite a bit of bicycle traffic on 290st that would be at higher risk with an increase of truck traffic. I think a lot on a flat, straight road would be less dangerous for this type of operation.

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

I live at 28840 Scott Park Rd. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

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Sincerely,

Hildebrandt

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

I live at 17200 293rd St Home Grove. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

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Sincerely,
All of the above
Jan F. L.

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

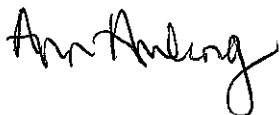
I live at 29199-176th Ave Long Grove. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

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Sincerely,



November 15, 2012

Dear Sir or Madam:

I am writing regarding the proposed change in zoning that would permit an anhydrous ammonia storage and retail distribution facility to be built on 290th St./St. Ann's Road. My husband and I live just 670 feet to the west of the proposed site. We and many of our neighbors are absolutely astonished that Crop Production Services (CPS) and Dean Marten (under the guise of "Burnette B. Marten Life Estate") are trying a second time to get the rezoning approved.

Many of us went through a considerable amount of strife, developed emotional and physical ailments, had to take time off of our jobs, and in general suffered great disruptions in our lives back in September during the first rezoning attempt. Apparently CPS, Mr. Marten, and the Scott County government officials we have spoken with either are not aware of this or do not care. CPS representative Terry Harris seems to think that it was wise to withdraw their application in September in order to more fully address the public's opposition. However, for CPS to withdraw their application and then reinstate it two months later feels to us like they have torn open a freshly healed wound and are now rubbing salt in it.

I have a copy of the 2008 Scott County Comprehensive Plan. It states that the Land Use Policy has four goals, all four of which are called into question by the rezoning attempt:

1. "Protect and conserve the natural, human, and economic resources which are the basis of the agricultural economy and rural lifestyle of Scott County." This rezoning would do anything but protect the human resources that are the basis of the rural lifestyle of Scott County.
2. "Ensure orderly and efficient growth of residential, commercial, industrial, public, and semi-public land while maintaining the general welfare of County residents." This rezoning attempt shows blatant disregard for maintaining the general welfare of County residents.
3. "Ensure a decent home and suitable living environment for all families, present and future, living in Scott County." We have decent homes and suitable living environments right now; building an anhydrous ammonia facility so close to us would destroy that, rather than ensure it.
4. "Encourage cooperation and communication among the County, other units of local government, and the general public to improve human development, economic development, and ecological preservation." If the County is so concerned about cooperation and communication, why did it give us residents only 11 days' notice before the Sept. hearing would have taken place, and why is this being shoved down our throats a second time?

I also take issue with some of the County's Land Use Policies:

1. "Scott County recognizes and accepts that normal agricultural and environmental nuisances occur with rural living." We have lived here 12 years. We know what normal nuisances are. An anhydrous ammonia facility with its light pollution, possible crime issues, and safety issues is NOT a NORMAL nuisance.
2. "...guidelines for reviewing proposed new development in the rural unincorporated area of the county...on marginal or poor agricultural land..." Dean Marten caused that land to become poor agricultural land through his repeated abuse of it over the years. Also, in the time between the two rezoning attempts, I personally witnessed on more than one occasion a truck coming in and dumping debris onto the site after the sun went down.

3. "...to discourage sprawling and unplanned scattered development..." It may be planned, but it is definitely sprawling and scattered. Why not locate the facility on the edge of a town, where many such facilities are located? Why disrupt a quiet rural area?
4. "...where it can be shown there is a recognized need for such development..." There are plenty of nearby places already for farmers to get their anhydrous ammonia. They're just not CPS facilities. The only "need" here is pure greed on the part of CPS and Dean Marten.

I also have an issue with Scott County Planning Director Timothy Huey's comments in the media, both in September and now. He stated in the Sept. 12 *North Scott Press* that "You wouldn't want (a facility like this) in Eldridge or Park View." He also has repeatedly said in interviews that the facility needs to be located "away from residences." And yet again, on the Channel 4 news last week, he stated that "This is in a remote area of the county..." Well, maybe it's remote to him, but it certainly isn't to us. Does this mean we rural residential people are considered expendable? We are being made to feel as though we aren't human beings, but disposable items that are just getting in the way.

Mr. Huey also repeatedly states that the facility will only be operating during part of the year. That is completely irrelevant to us. Are the tanks and the buildings and the lights going to magically disappear during the rest of the year? That place will be a threat to our safety, a magnet for crime, a source of pollution, and a huge detriment to our quality of life, 24 hours a day and 365 days a year.

The majority of us in this area are not farmers, and definitely not wealthy. The owners of the farmland live in other cities. We are families with houses and yards, just like the people who live in the towns. Many of us are "plain old regular folks" who worked hard and scrimped and saved to be able to afford a modest home in the country. Those who would no longer have a peaceful, quiet existence out here, those who would no longer feel safe out here, they would need to move--and how much of our hard-earned equity in our present homes would evaporate? Could we even sell them at all?

CPS and Dean Marten, and Scott County if it allows this rezoning attempt to progress, are sending a message loud and clear that the American Dream is an illusion that can be stripped away at any time by the whim of a government, a corporation, or an individual.

Thank you for your time.

Sincerely,



KJ Rebarcak
17860 290th St.
Long Grove, IA 52756

From: pamsqu@aol.com [mailto:pamsqu@aol.com]

Sent: Wednesday, November 14, 2012 5:15 PM

To: PD Mail Box

Subject: zoning hearing tuesday nov 20th for the crop productin services

Timothy Huey Director

I am very confused we were told that the zoning for the Crop Productions Services applicant and Burnette B Marten Life Estate Property owner to rezone 5 acres on the north side of 290th street/St Anns road had been withdrawn

Now our neighbors again tell us that his issues has been reopened and a new meeting is scheduleed for Nov 20th

My husband and My self are very opposed to this rezoning

I'm sure there are much better areas where this crop production service center could be located away from wildlife fresh water farming community where milk cattle are milked day and where the road way would be safer for these tanks to be.. St Anns road is a busy road with many school children travel as well. There are no shoulders on this road and this is an accident just waiting to happen

We live at 293st in the housing edition just west of this property if wind is from the right direction we could have some serious Resp issues in our neighborhood

Thanks Pamela and Craig Looney

November 13th, 2012

Scott County Planning & Zoning Commission

500 West Fourth Street

Davenport, IA 52801-1106

Re: Request to Rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

We just recently purchased a 200acre farm located across from the proposed rezoning site. Our property would line is on the south west corner and adjacent to the proposed site with a legal description of NE ¼ of NE ¼, of South ½ of NE ¼ and North ½ of Southeast ¼ of Section 24, Township 80 North, Range 3, East of the 5th PM. We are opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

One of the main reasons we are opposed to the request is that when we were interested in purchasing the property we reached out the zoning commission and we were told that the rezoning proposal was withdrawn. This information led us to continue negotiations with the buyer and we came to an agreement in more than a \$1,000,000 farmstead. Now that we have purchased the property, we feel that the land values and prices that we just paid are extremely high as the land value is only going to decrease if this anhydrous ammonia distribution and storage facility is built.

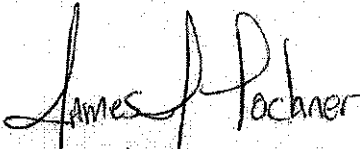
Other reasons we are opposed to this request include the following:

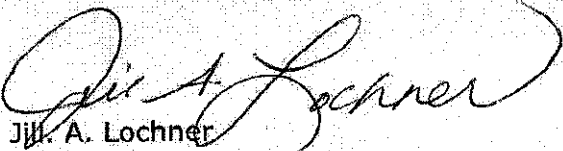
- 1) There is already very high traffic on this road
- 2) The hidden driveway on the top of the hill is not safe
- 3) The driveway is located in a NO passing zone
- 4) This is a busy school bus route
- 5) Toxic run off into our adjoining property
- 6) Toxic run off into the ground water source proposing a health threat
- 7) Increased risk for theft and assault at those seeking to make methamphetamines

- 8) This is an access road to Scott County park which drives many bicyclists, joggers, and walkers
- 9) Decreased land values for all farms/home near the storage facility.
- 10) Nearest ammonia distribution facility At River Valley FS in Eldridge within 7 miles of this location. **See Appendix #1.**
- 11) CPS already has multiple locations throughout Eastern Iowa. These locations include Preston, Iowa and Wyoming, Ia. **See Appendix #2.**
- 12) Other CPS locations are available in Illinois including:
 - Geneso, IL: Within 40 miles
 - Viola, IL: Within 44 miles
 - New Boston, IL: Within 60 miles
 - Galesburg, IL: Within 62 miles

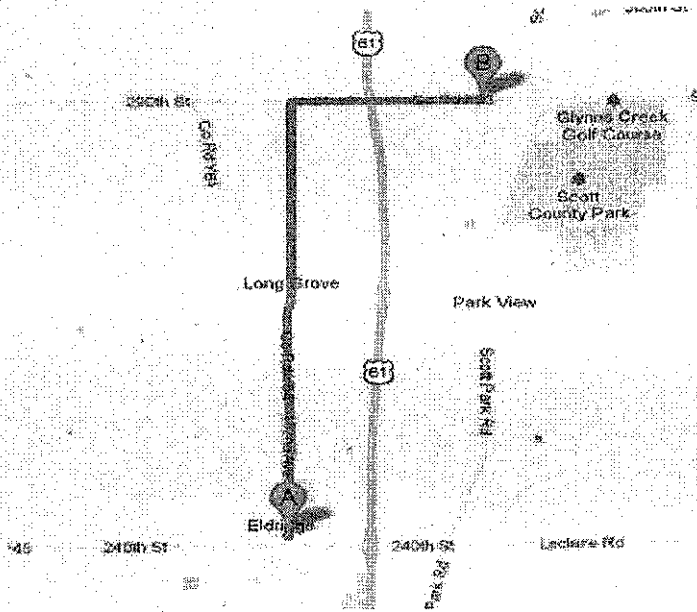
We recently purchased our property on 290th Street because we wanted to be away from retail businesses as well as contribute to the farming community. Scott County has done a good job and managing their zoning request to preserve Agricultural practices and we believe there are other more suitable and safe sites where this site could be proposed.

Respectfully,


James J. Lochner 11/13/2012

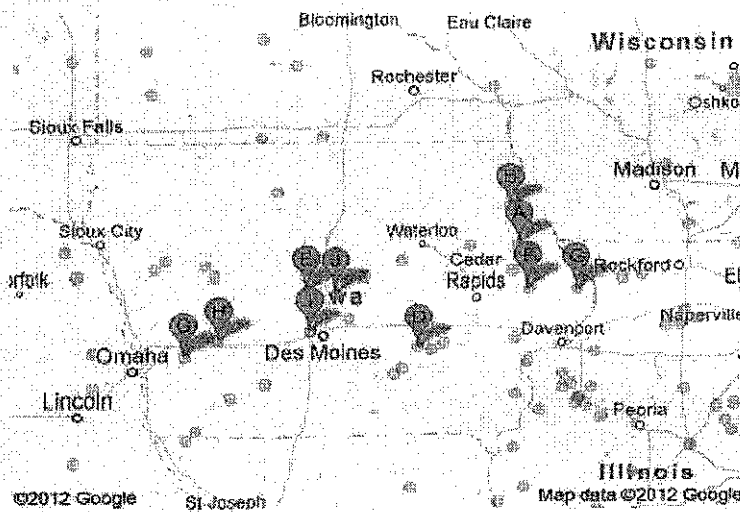

Jill A. Lochner 11/13/12

Appendix #1: River Valley FS to proposed zoning site is 6.7miles:

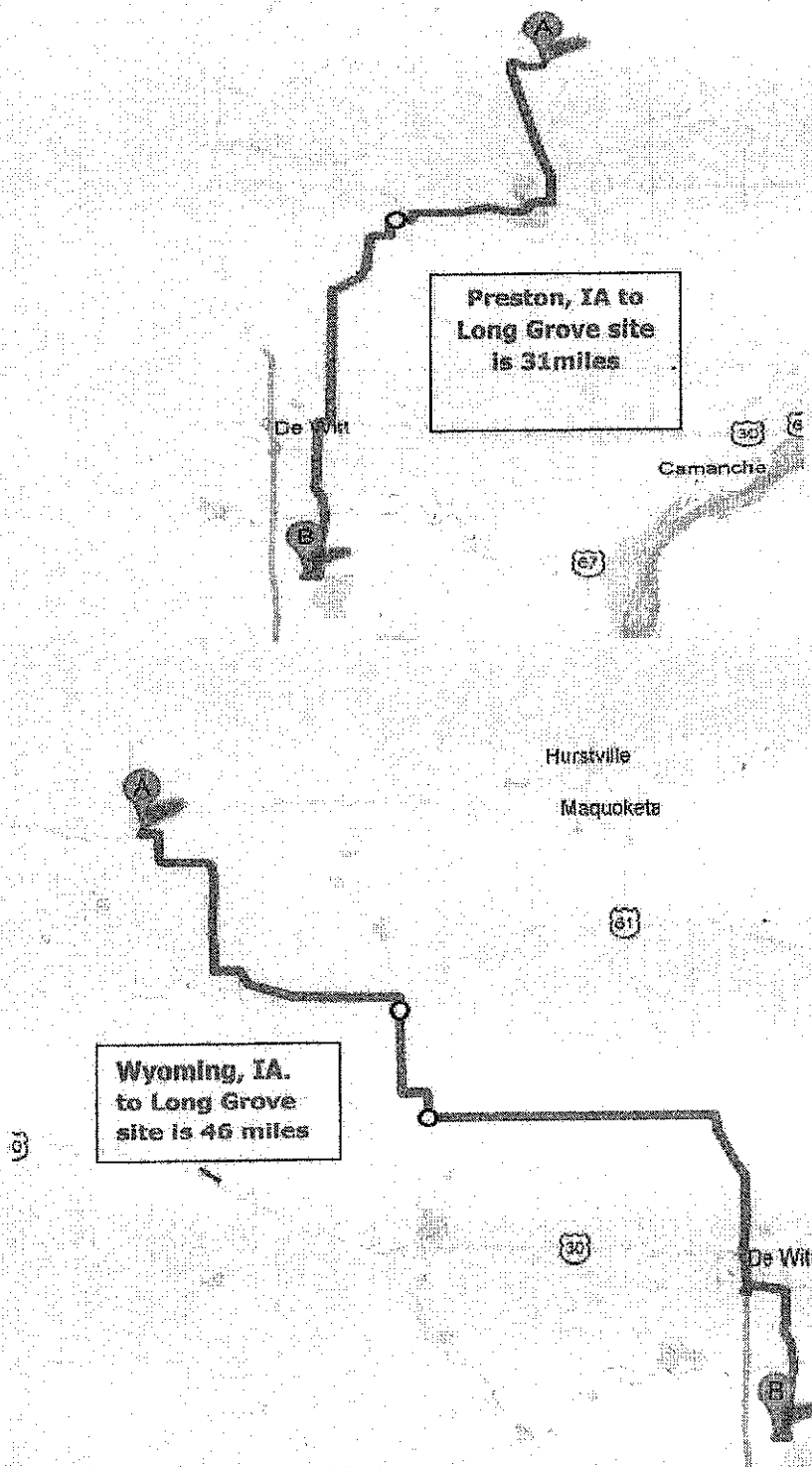


Appendix#2: CPS already has numerous locations throughout Eastern Iowa

Map for Crop Production Services Iowa



Preston, Iowa current CPS location is only 31.6 miles to the proposed site. And Wyoming, IA is within 46 miles of the proposed site.



November 12, 2012

To: SCOTT COUNTY PLANNING AND ZONING COMMISSION

My name is Al Pawloski. My wife and I live in the city of Long Grove. We have a son and his wife and their two young children who live in Park View. Our daughters family and my wifes parents, live in Eldridge. Prior to us all relocating here from Joliet, Ill., about six years ago, we spent a great deal of time trying to find a safe, rural community. We found that, here in Scott county.

I am retired after 40 years of service with the Elgin Joliet and Eastern Rwy., retiring as Manager of Operations. During my career, I had the opportunity to attend several weeks of First Responder HAZMAT training at the Association of American Railroads testing facility near Pueblo Co. Naturally some of that training dealt with the unintentional release of anhydrous ammonia.

The possible devastation caused by a release of anhydrous ammonia to the surrounding populated area of the proposed facility, I believe, is too great to be ignored.

There are two grade schools and several pre-schools all within a radius that, depending on weather conditions at the time of a release, could easily be affected, along with the general population of Long Grove, Park View and the other outlying homes.

An ammonia cloud can remain on or near the ground for a very long time and slowly creep across our community, leaving serious injuries and death in its path.

These are our babies, our children, and our neighbors, that you will be putting in harm's way should you allow this facility to be built so close to us.

Attached, for your review, are several newspaper articles , downloaded from the internet, all of which detail incidents from different Crop Production Services plants in the United States. These vary from releases caused by attempted theft of ammonia by people wanting it for the production of meth, to human error by employees, during the transferring of ammonia to and from storage tanks to trucks, and by vandalism. Please note the article from the Concordia (Kansas) Blade Empire wherein it describes why the Concordia City Commissioners voted to deny Crop Production Services to relocate one of its sites. CPS simply wanted to move its location 800 feet! The transcript reads that if there were to be a leak with a slight wind the cloud could reach the nearest home in 6.7 seconds. "There would be no time to warn the homeowner". A representative of Crop Production Services, a Mr. Nathan Barnes agreed with that scenario. At that same meeting, Concordia Mayor Greg Hattan stated that if CPS moved its facility out into the county, it would be more likely for people to steal it for drug use.

Al Pawloski, 517 W. Main St., Long Grove, IA.

Attachments

Rankin men charged for stealing anhydrous ammonia

Thu, 10/25/2012 - 12:55pm | [Will Brumleve](#)

Photo by: Will Brumleve/Paxton Record

An anhydrous ammonia tank at a fertilizer facility south of Loda.

RURAL CISSNA PARK — Two Rankin men remained jailed Thursday in Iroquois County for allegedly stealing anhydrous ammonia from a fertilizer storage area southeast of Cissna Park.

Chris M. Hofbauer, 29, and Dewey Couch Jr., 52, who both listed the same address in the 300 block of East Fifth Street in Rankin, were charged Monday in Iroquois County Circuit Court with multiple felonies in connection with the theft of anhydrous ammonia on Friday, Oct. 19, at Crop Production Services, 289 N. 1700 East Road.

Sheriff Derek Hagen said deputies had been watching the facility in an effort to curb a recent increase in the theft of anhydrous ammonia, an ingredient commonly used in the illegal production of methamphetamine.

Hagen said that shortly before 10 p.m. Oct. 19, deputies saw a vehicle enter the facility's lot, and a man exited and walked up to an anhydrous ammonia tank. The man, later identified as Hofbauer, then got on top of the tank and filled a container full of the liquid fertilizer.

Deputies approached Hofbauer as he was walking back toward the vehicle.

"The subject then jumped into the vehicle and took off," Hagen said.

A seven-minute chase ensued, with speeds reaching in excess of 76 mph.

Hagen said Couch was driving the vehicle, a 1995 Geo Tracker, and tried eluding police by going through a field. However, the mini sport utility vehicle ended up getting stuck by some railroad tracks.

Both men then allegedly tried to flee police on foot. Hofbauer was apprehended immediately, Hagen said, and Couch was found several hours later by Vermilion County sheriff's deputies as he was walking toward Rankin.

"Based on the description and the vehicle owner, Vermilion County knew who they were looking

for,” Hagen noted.

As of Thursday, Couch and Hofbauer both remained at the Iroquois County Jail, with bond set at \$25,000 for Hofbauer and \$30,000 for Couch.

Couch and Hofbauer were charged with one count each of unlawful possession of anhydrous ammonia, a Class 1 felony, and unlawful possession of anhydrous ammonia in an unauthorized container and tampering with anhydrous ammonia equipment, both Class 3 felonies.

Couch was charged additionally with aggravated fleeing or attempting to elude a peace officer, a Class 4 felony.

On Tuesday, both appeared in court and were appointed public defenders. Arraignment was set for Nov. 29 for Hofbauer and Nov. 20 for Couch.

Hagen said the container filled with liquid anhydrous ammonia that was stolen from the facility was thrown out of the vehicle during the chase. The plastic container was destroyed upon impacting the ground, Hagen said, noting the extreme cold temperature of the liquid made the container brittle.

Hagen said the vehicle was inventoried, and there were no items found that were associated with methamphetamine production.

These were the second and third arrests made this month in connection with the theft of anhydrous ammonia in Iroquois County. Jarrod C. Burton, 19, of Hoopeston, was arrested on Oct. 8 on a warrant for unlawful possession of anhydrous ammonia and tampering with anhydrous ammonia equipment. Burton has pleaded not guilty, and a pretrial hearing is set for Nov. 2.

Hagen said the frequency of anhydrous ammonia thefts is starting to increase in Iroquois County. He said problems were at an all-time high from about 2003 to 2007 but then seemed to die down after more than a dozen people from the county were sentenced to prison on methamphetamine-related charges.

“But I would say in the last three to four months, we’ve been getting notifications from fertilizer plants that they’d been having tanks tampered with, so it’s picked up a little bit the last few months,” Hagen said, “but it’s no where near it was five, six or seven years ago.”

Published in the Concordia Blade-Empire on Mar. 3, 2011.

Commission votes against anhydrous ammonia storage facility

By Jessica LeDuc
Blade staff writer

Almost an hour of discussion couldn't change the minds of three Concordia City Commissioners as they voted down a zoning application for an anhydrous ammonia storage facility Wednesday night.

Crop Production Services had applied to have property rezoned at 112 Willow to relocate its anhydrous storage tanks 800 feet from its current location, which is landlocked between two railroads. The Concordia Planning Commission approved the zoning change from I-1 to I-2 (heavy industrial). Because a protest petition was signed by homeowners in the area, the City Commission needed four votes to approve the change.

When the vote finally happened last night, those four votes weren't there. Darrel Hosie, Gary Fraser and Charles Johnson cast the dissenting votes.

To explain the situation, Nathan Barnes with CPS said the move was coming at the request of both railroad companies.

"Pending approval we'd like to move our facility to a more secure safer site," Barnes said. "Safety is what we're all about."

Barnes said CPS follows all state and federal safety requirements. If the storage site were moved, he said a leak detection system would be installed. The system he prefers would make a phone call to up to four individuals if a leak is detected. Another condition that CPS met in its site plan was 24-hour surveillance.

"I want this thing to be monitored all the time," Barnes said. "This brings more safety and security to the community. I don't like these 'methheads' taking this stuff just as much as anybody. To be able to stop it (with surveillance), that's a plus in my opinion."

Currently, Barnes said, the storage tanks are landlocked by two sets of railroad tracks, which means a fence cannot be installed. If the site were relocated, a six-foot tall fence would be installed.

"The new site would be much safer," he said.

Hosie said while he appreciates the effort of CPS to make the site as safe as possible, accidents do happen. If a tank were to leak and there was a slight wind out of the southwest, the cloud of anhydrous would reach the closest house in 6.7 seconds. There would be no time to warn the homeowner, he said.

Barnes agreed with Hosie, but said the tanks are equipped with shut-off valves that will only allow a certain amount of anhydrous to be released.

"The current situation is not good," Hosie said. "If it's necessary to move the tanks, we need to look at a location that's more isolated from homes."

Fraser said he agrees with Hosie, and said a cloud of anhydrous could travel four or five blocks in a short period of time if there were a leak.

During public comments earlier in the meeting, Retta Waite spoke out against the proposed move. She had circulated a protest petition and had all but two homeowners in the area who signed it.

She said those in the area are concerned for their safety, especially if there should be a leak at the facility.

"If you play with fire long enough, you're going to get burned," Waite said. "I ask you to stand with the community members who have signed the petition and say no to this plant."

Mayor Greg Hattan and Commissioner Marsha Wentz both questioned whether anyone had complained about CPS's current location. Barnes said no one had.

Hosie said he recognizes the importance of anhydrous ammonia to the farming community, but the issue he struggles with is the safety of citizens. Fraser said he agrees.

"I hate to see you have to move and not go to that site," Fraser said. "But I agree with Darrel, it's a safety issue. I'm not sure you can get far enough away with the site to protect everyone."

Hattan said if CPS changes locations, it will afford citizens more protection than they currently have. If the storage facility were moved out into the county, he said, it would be more likely for people to steal it for drug use. Anhydrous is a key ingredient in the production of meth.

"I can't say it's perfect, but it's (the new location) better than what we've got," he said.

Hosie asked Hattan if he would like the anhydrous storage 200 feet from his house. Hattan said if there is a leak, his business, at 501 Washington, could be affected.

"Well, I don't want it 200 feet from my house," Hosie said.

After discussion over what action needs to be taken, Johnson made a motion to approve CPS's rezoning request. The motion failed on a 3-2 vote, with Johnson, Hosie and Fraser voting against it.

In other business, the Commission approved a resolution of intent to undertake a Tax Increment Financing project in the south development. City Manager Larry Uri said the resolution does not commit the city to doing a TIF project, but leaves the possibility that it can use TIF funds to pay for dirtwork needed for commercial development in the area surrounding the proposed dam.

The areas to be developed are along College Drive, and will be used for the proposed Womack Sunshine Ford Kawasaki dealership, retail space and the parking lot for Cloud County Community College.

The Commission also approved a contract for \$243,043 with KLA Environmental for the next phase of the flood control project. Before approval, Johnson asked if there had been a design for the area that did not include a pool of water. Uri said he would ask Frank Mercurio, KLA engineer, and have an answer at the next meeting. The Commission also approved a low bid of \$191,473 from Ballou Pavement Solutions, Salina, for slurry seal and resurfacing of 40 blocks of city streets.

A contract with Campbell and Johnson Engineers for engineering work on the replacement of the Fire Department's north driveway was also approved. For \$8,080, Campbell and Johnson will perform engineering design, construction engineering and staking for the project.

After a 20-minute executive session for preliminary discussion of the acquisition of real estate, which included Uri and Kirk Lowell, the Commission adjourned.

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6/25/2011 11:32:00 AM

Three held in anhydrous theft

Ryan Carter
Assistant Editor

Three Scioto County residents are being held in the Fayette County Jail for attempting to steal anhydrous ammonia from Crop Production Services on Thursday.

Larry R. Neal, 32, of McDermott, Brittany A. Call, 19, and Gordon D. Snyder, 35, both of Lucasville, have been charged with breaking and entering, attempted theft of anhydrous ammonia, and possession of criminal tools.

At around 2:50 a.m. Thursday, the Fayette County Sheriff's Office received reports of suspicious activity at Crop Production Services, 4111 McKillip Road, near Jeffersonville.

"Deputies responding to the area observed a suspicious vehicle traveling in the area of McKillip Road... at one point stopping at the closed business," Sheriff Vernon Stanforth said. Deputies stopped the vehicle and found three people inside while other deputies checked the area of the business.

"Deputies discovered that two anhydrous ammonia tanks at Crop Production Services had been tampered with in an apparent attempt to obtain anhydrous ammonia," Stanforth said. "Further investigation led to the recovery of propane tanks and hand tool items inside the suspect vehicle... items consistently used in the unlawful obtaining of anhydrous ammonia."

Anhydrous ammonia is commonly used by drug dealers and users to manufacture the illegal drug, methamphetamine.

Authorities also found that the driver of the vehicle, Neal, is not licensed to drive a vehicle because his license is currently suspended by the Ohio Department of Motor Vehicles. All three people in the vehicle were found to have outstanding arrest warrants from Pike, Highland and Fayette counties.

"Employees of Crop Production Services responded to the business, checked the tanks and confirmed that tanks at the business had been tampered with, but theft of the anhydrous ammonia was apparently unsuccessful," said Stanforth.

The suspects' vehicle was towed from the scene and Neal, Call and Snyder were arrested and taken to the Fayette County Jail. All three were arraigned in Washington C.H. Municipal Court on Friday.

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2/7/2011 9:52:00 AM

Three arrested, one hospitalized in anhydrous theft

Ryan Carter
Assistant Editor

Three Scioto County residents were arrested early this morning for the alleged theft of anhydrous ammonia from the Crop Production Services plant near Jeffersonville.

Shortly after 1 a.m., Fayette County Sheriff's deputies found two people leaving the lot of the business, 717 Robinson Road. "The subjects were in possession of a propane tank containing anhydrous ammonia," said Sheriff Vernon Stanforth.

Anhydrous ammonia, used as an agricultural fertilizer and industrial refrigerant, is also a key ingredient in the illegal production of methamphetamine.

The offenders were identified as Jason A. Cochran, 33, of Portsmouth, and Melissa D. Vasser, 34, of West Portsmouth.

Following the arrest, deputies noticed a strong odor of anhydrous ammonia on Cochran's person and he told deputies that he suffered burns from the anhydrous ammonia during the theft, according to Stanforth. Fayette County EMS was called to the scene to treat Cochran.

After Cochran and Vasser were apprehended, a white Volkswagen Golf vehicle was stopped by deputies a short distance from the business. The driver of the vehicle, Danny R. Pyles, 61, of Sciotoville, aided Cochran and Vasser in the theft by providing transportation, Stanforth said.

Pyles was also taken into custody and his vehicle was impounded.

Cochran was taken by Fayette County EMS to the Fayette County Memorial Hospital for treatment of his injuries and was later transferred to the Ohio State University Medical Center in Columbus for additional medical care.

Vasser and Pyles were taken to the Fayette County Jail and incarcerated, charged with theft of anhydrous ammonia, illegal assembly/possession of chemicals used in the manufacturing of drugs, and breaking and entering. Charges are pending against Cochran.

"Deputies were on scene at Crop Production Services until approximately 6 a.m. awaiting the arrival of a Haz-Mat cleanup crew for the evaluation and disposal of the chemical," said Stanforth.

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Anhydrous leak causes problems

Toxic cloud in Washington's west end

Updated: Tuesday, 25 Jan 2011, 6:22 PM EST

Published : Tuesday, 25 Jan 2011, 6:22 PM EST

- Mike Grant

WASHINGTON, IND. (WTHI) - Firefighters in Washington, Indiana had some tense moments late Monday night after an attempt to steal anhydrous ammonia sent a toxic cloud into a neighborhood.

Officials say the leak happened at Crop Production Services in Washington's west end.

Firefighters say someone trying to steal anhydrous left a valve open.

A firefighter did manage to close the valve but not before a low hanging toxic cloud filled the neighborhood.

That prompted firefighters to tell people to stay in and shut down their furnaces.

"It was a bigger release that we'd had," said Washington Fire Chief Dave Rhoads, "and we had some complaints from the nearby neighborhood that they had the smell coming into their houses so we had to address that situation."

The Fire Department was able to resolve the situation with no one getting injured.

Washington Police are now investigating the incident.



Ammonia leak prompts evacuations

GateHouse News Service

Posted Nov 04, 2010 @ 10:02 PM

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SCIOTA — A leaking anhydrous ammonia tank forced the evacuation of some residents and high school students Wednesday in northern McDonough County.

No injuries were reported as a result of the tank leak, which affected about 200 students, 25 teachers and a dozen staff members at West Prairie High School.

At about 9:30 a.m. area police and firefighters were called to Crop Production Services.

Macomb Fire Chief Andy Taylor said the leak was in a 30,000-gallon bulk storage tank. A driver filling a smaller tank drove away with the vapor line still hooked up.

Police began going door-to-door to evacuate the eastern half of Sciota and homes in adjoining areas, including two miles of Illinois Route 9. West Prairie High School was also evacuated, and students were taken by bus to the middle school in Colchester.

The leak was capped at 10:50 a.m., and students soon were put on buses to head back to school.

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Preble County, Ohio Prosecutor's Office *Martin P. Votel, Prosecuting Attorney*

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Camden man, Robert Wallace, Sentenced for Attempt to Steal Anhydrous Ammonia

Published on April 30th, 2010

Summary

Wallace receives community control with local incarceration for attempting to steal anhydrous ammonia, a common agricultural fertilizer used to make methamphetamine.

It was January 6, 2010 at 3:20 in the morning. Temperatures were freezing. Dep. Paul Plaugher of the Preble County Sheriff's Office was doing a routine business check at Crop Production Services, an agricultural co-operative near Camden, when he smelled the strong odor of anhydrous ammonia. As he approached the ammonia storage tanks, he saw a hose running from one of the tanks into a smaller propane tank – he saw two men running from the tanks towards the railroad tracks which abut the property. Dep. Plaugher gave chase and caught Robert Wallace of Camden as he stumbled on the railroad embankment. Wallace at first claimed he was "taking a night walk." He then claimed to have been walking his dog, though the deputy saw no dog and the snow-covered ground revealed only the tracks of Wallace and a second man, whom Wallace claimed he did not know. The state was unable to accurately identify or prosecute the second suspect.

Methamphetamine is an all-too-common illegal drug of abuse in Preble County. It is unique in that it can be manufactured by those with the appropriate knowledge using pseudophedrine (cold medicine) and ordinary household products. One of the needed ingredients is anhydrous ammonia, an agricultural fertilizer. Because of this, it is now a felony offense in the State of Ohio to steal anhydrous ammonia or to possess it with the intent to manufacture methamphetamine.

The defendant was not successful in stealing the ammonia thanks to the actions of the officer. Accordingly, he entered a plea of guilty to one count of "Attempted Theft of Anhydrous Ammonia" (R.C. 2023.02(A)), a felony of the fourth carrying a maximum penalty of eighteen months in prison and a maximum fine of \$5,000. On April 30, 2010, Judge David N. Abruzzo of the Preble County Court of Common Pleas sentenced the offender to three years community control with a specific sanction of one hundred twenty (120) days of local confinement in the Preble County Jail. The defendant will be permitted to avoid sixty (60) days of his incarceration if he performs two hundred (200) hours of community service within one year of sentencing, and further, will be permitted to serve his remaining sixty day in intermittent confinement (e.g. weekends) upon verification of employment. The State of Ohio had recommended community control and six months of local incarceration based upon the nature of the offense, and the fact that the defendant – at thirty-eight years of age - had only a minor, misdemeanor criminal history.

Prosecutor Martin P. Votel: "As this case demonstrates, each and every aspect of methamphetamine production is a crime in the State of Ohio. If you steal anhydrous, shop for pseudophedrine pills, allow people to use your home or property for a meth "cook", or assist a "cook" in any way, you have committed a serious crime, and may be facing a mandatory prison term. This case also high-lights the true value to our community of our trained and conscientious law enforcement officers –Dep. Plaugher is to be commended for his actions in this case."

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Woman sues fertilizer giant for anhydrous ammonia leak

Updated: Sunday, October 25, 2009 12:04 AM

Suit claims \$48K in expenses, loss of income, suffering

By PHIL WRIGHT

East Oregonian

An Athena, Ore., woman is suing one of North America's largest fertilizer producers because of an anhydrous ammonia leak two years ago.

Stacey Hetterley wants Agrium U.S., subsidiaries Crop Production Services and Western Farm Services and a lone employee, Joey L. Edgmand, to collectively pay no more than \$48,000 for her medical expenses, loss of income and "pain, suffering fatigue, loss of sleep and loss of energy" because of an accidental anhydrous ammonia leak in Athena two years ago.

Edgmand, working for Western Farm Services, had filled a truck with ammonia from a tank, but he allegedly drove off in the truck before disconnecting the filler hose, causing 1,800 gallons of anhydrous ammonia to leak.

Breathing small amounts of anhydrous ammonia can cause burning of the eyes, nose and throat. Higher doses of the vapor can cause coughing or choking. Exposure to high levels of anhydrous ammonia can cause severe health problems.

The leak prompted the Athena Elementary and Weston-McEwen High schools to evacuate 587 students during the morning. Highway 11 was also closed for an hour.

Authorities initially reported the leak injured one man. But Western Farm Service manager Dean Parker later said an ambulance took an employee to St. Mary Medical Center in Walla Walla, Wash., for observation, but the man didn't suffer injuries.

The East Oregonian newspaper wasn't able to contact Hetterley or her lawyer. The lawsuit was filed Sept. 30.

Cindy Andrews, spokeswoman for Agrium, said the company expected the lawsuit because the two-year statute of limitations was running out. Hetterley, she said, is understandably protecting herself.

Andrews also said Agrium has replanted grass and trees the anhydrous ammonia damaged, and the company is committed to working with Hetterley and everyone else the leak affected.

"We are absolutely following up all the way with the people we have impacted," she said.

"This is one we're still working with."

Agrium U.S. is a subsidiary of Agrium, based in Calgary, Canada. Agrium is a publicly traded company, employs about 11,000 people and reported almost \$11 billion in revenue for 2008.

Anhydrous leak under investigation in Henderson

By Staff Report

Originally published 11:30 a.m., May 20, 2009

Updated 11:30 a.m., May 20, 2009

HENDERSON, Ky. —Authorities evacuated two businesses Tuesday night after discovering a small anhydrous ammonia leak coming from a tank that appeared to have been tampered with, authorities said.

Anhydrous ammonia, a fertilizer used by farmers, is also a common ingredient in the illegal production of methamphetamine.

The incident happened shortly before 11 p.m. at Crop Production Services, 1229 Fifth St. No injuries were reported.

Henderson Police say a nurse tank had been tampered with, causing the leak. The Henderson Fire Department secured it a short time after the call came in.

Employees of the nearby Henderson County YMCA and The Gleaner were evacuated briefly, authorities said.

No one has been arrested and the case is still under investigation.

- Gavin Lesnick ([Follow Gavin on Twitter](#))



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TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

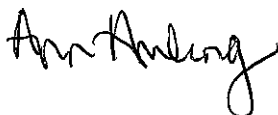
I live at 29199-170th Ave Long Grove. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/We want this zoning request denied (please check all that apply to you):

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Sincerely,



TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

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Sincerely,

Hildebrandt

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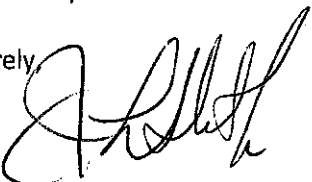
I live at 29633 170th AVE, Lone Grove. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

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Sincerely

 Pam Slater

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

I live at 29330 172nd AVE. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

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Bell E Myers

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

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Beverly A. Seghers

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FR: Concerned landowners and citizens

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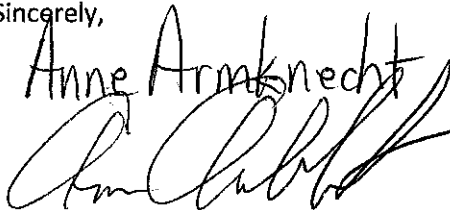
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Sincerely,

Anne Armknecht


TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

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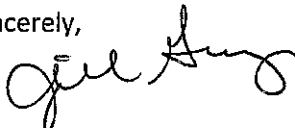
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JILL GRAY

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

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We live in this area to be away from distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We are sure that there are more suitable acres elsewhere in Scott County that would not take valuable farmland out of production.

Sincerely,

Claeys Family Trust
Rita Claeys

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

I live at 17030 293rd St. Long Grove. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/We want this zoning request denied (please check all that apply to you):

- Hidden driveway access on top of a hill.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road that is a school bus route and has no shoulder.
- Toxic run off onto adjoining properties.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Risk of leaks or explosions. Company has a history of EPA/OSHA.
- Noise, water, air, and light pollution emissions from increased truck and tractor traffic.
- Increase need to "light" up this area will decrease our pleasure of the beautiful night skies we moved to the country to see. (Will need an enormous amount of lighting for security.)
- Increased risk for theft and assault in the neighborhood as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area--McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park less than a mile from proposed site, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with land owner/user of 5 acre parcel. He has not practiced keeping things kept up, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists and traveled by families year round.
- I do not want my property values to decrease which has happened in other areas where these type of facilities have been allowed to constructed.

We live in this area to be away from distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We are sure that there are more suitable acres elsewhere in Scott County that would not take valuable farmland out of production.

Sincerely,

Rick & Susanne Edwards

TO: Scott County Planning & Zoning Commission
FR: Concerned landowners and citizens

RE: Request to rezone 5 acres on St. Ann's Road

I live at 16905 290st. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/We want this zoning request denied (please check all that apply to you):

- Hidden driveway access on top of a hill.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road that is a school bus route and has no shoulder.
- Toxic run off onto adjoining properties.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Risk of leaks or explosions. Company has a history of EPA/OSHA.
- Noise, water, air, and light pollution emissions from increased truck and tractor traffic.
- Increase need to "light" up this area will decrease our pleasure of the beautiful night skies we moved to the country to see. (Will need an enormous amount of lighting for security.)
- Increased risk for theft and assault in the neighborhood as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area---McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park less than a mile from proposed site, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with land owner/user of 5 acre parcel. He has not practiced keeping things kept up, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists and traveled by families year round.
- I do not want my property values to decrease which has happened in other areas where these type of facilities have been allowed to constructed.

We live in this area to be away from distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We are sure that there are more suitable acres elsewhere in Scott County that would not take valuable farmland out of production.

Sincerely, *Michael L Feldpausch*
Geri Feldpausch

The intersection of Scott Park Rd. and 290st is on a hill and a curve in the road. There have been a number of wrecks at this intersection, possibly due to limited sight distance. With an increase in truck and tractor traffic this intersection that serves Scott County Park and Glynn's Creek Golf Course would become much more dangerous. There is also quite a bit of bicycle traffic on 290st that would be at higher risk with an increase of truck traffic. I think a lot on a flat, straight road would be less dangerous for this type of operation.

Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 17125 293rd St.. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):

SAFETY:

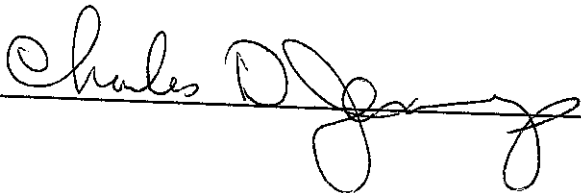
- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area--McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed:



Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 1715² 293rd St.. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):

SAFETY:

- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area---McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed

Angela J. Buettner

Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 17,200 293 on St. Ann's Road. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):

SAFETY:

- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area---McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed:

Cheryl Lund

Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 17,200 293rd St Long Grove, Ia. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):

SAFETY:

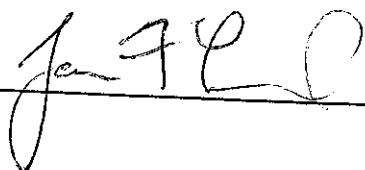
- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area—McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed:



Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 17185 293RD ST bank blvd. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):

SAFETY:

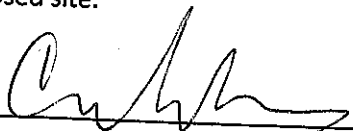
- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area—McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed:



Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 29329 17th Ave, Long Grove I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):
SAFETY:

- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area---McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed: Keith Kumbach

Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 29301 172nd Ave Long Grove. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):

SAFETY:

- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route — *I have children on this bus route*
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area---McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round. *I run this ROAD Regularly*
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed: 

Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 29270-172nd Ave, L. Co.. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):

SAFETY:

- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area--McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed:

Pam W. Deibel

Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 17050 294th ST.

I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):

SAFETY:

- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area---McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed:

 JIM HUMMEL

Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 17050 294th St. Long Grove, Ia 52756. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.


Following are the reasons why I/we want this zoning request denied (please check all that apply to you):

SAFETY:

- Already a very high traffic county on this road.
 - Hidden driveway access on top of a hill.
 - Driveway is located on a NO Passing Zone.
 - Busy school bus route
 - No shoulders on the road
 - Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
 - Toxic run off onto adjoining properties.
 - Toxic run off into underground water source for our families and friends.
 - Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
 - Noise and pollution emissions from increased truck and tractor traffic.
 - Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
 - This is an ecologically sensitive area--McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
 - There are many non-farming homes within eye sight of the proposed development.
 - Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
 - This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
 - St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.
- PROPERTY VALUES: Swiss Valley farms w/ cattle on properties next to this site
- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed:


Kelley Hummel

500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 17107 294th St Long Grove. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):
SAFETY:

- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other
- motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area—McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed:

Sylvia Saust

Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 1110 293rd Street. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):

SAFETY:

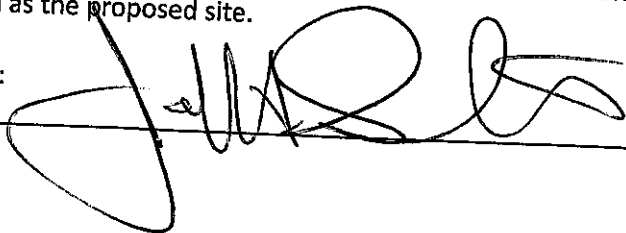
- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area---McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed: _____



500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 17155 294th St. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):

SAFETY:

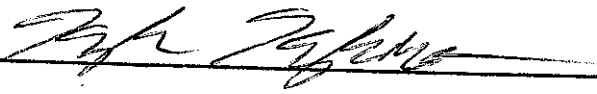
- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area—McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed:



Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 17168 293rd St. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):
SAFETY:

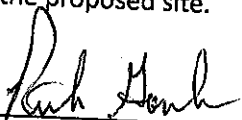
- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area—McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed:



Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 29265 171ST AVE. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):
SAFETY:

- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area---McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed:

Harold E. Learn

Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 17120 2931st Street. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):

SAFETY:

- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area---McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed:

David + Merri Leigh

Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 17125 - 293rd St. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):

SAFETY:

- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area--McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed:



Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: More reasons not to approve the application to rezone 5 acres on St. Ann's Road

Dear Scott County Commission,

I emailed a letter last Monday requesting the rezone of the parcel of land, approximately 5 acres on the north side of 290th Street/St. Ann's road, approximately 1/3 mile west of Scott Park Road, from Agricultural-Preservation (A-P) to Agricultural Service Floating Zone (A-Z) be **denied**. The property is legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

We were advised to send all information before the hearing, if possible. Following are more reasons that I have researched and found more concerns as to why this should not be approved:

- Our drinking water well is 340 ft from the road which means it is less than 400 feet from the proposed site.
- We are fairly certain that our well is a shallow well. We have been researching when it was drilled and no records have been found. Local plumber working on this states this is probably due to how old it is. Same local plumber has worked on it in the past (prior to us buying the property) and it has a small horsepower to it, so believes it is probably only a 60 ft well. This is much too shallow for the toxins that would easily reach it.
- There is **no alternative evacuation** route from our property for my husband and I to get out if there were to be a leak or explosion. We would be engulfed with anhydrous clouds with nowhere to go to leave our property to escape.
- We are directly downhill from the proposed site. Any run off from rain or any spills will go directly onto our property without a moment's notice.
- There have been numerous accidents reported on St. Ann's road over the years that have involved large trucks and equipment. Some have resulted in death for one or more of the people involved in the accidents and others severely injured. More truck traffic would increase the probability of more accidents; and accidents involving dangerous chemicals.
- The lights that will need to be erected for security and safety will be very disruptive and be called **light pollution** to our tranquil, beautiful, rural night skies.
- Meth makers/addicts will be seeking out this rural of a sight to help them make their meth. If they can't get what they want there, they will spread to surrounding properties to steal or seek whatever they can and will most likely be armed with guns or other weapons. County authorities do not need the added site to monitor for theft and vandalism.
- Crop Production Services was seeking out this property over 6 months ago. It is unfair that we are just now getting notice of this request. We have heard this was due to the Walcott rezoning issue with a similar connection. They get 6 months to prepare and we get less than 10 days.

- Crop Production Services has had over \$65,000 in fines for safety issues in the past few years.
- Tim Huey, I would believe, is to be impartial employee of the Scott County Planning and Development Commission. He obviously is not. His quote in the North Scott Press and the interview on Channel 6-KWQC show that he is not unbiased. Anything he has to say about this rezoning should not be included. I have been informed that he was in favor of the Walcott anhydrous facility and it seems that he is not able to remain unbiased.
- Realtors/appraisers that I know have said that our property values will decline a minimum of 20%. We cannot afford this. I'm guessing our property taxes will not reflect this. The property only has value if you can find someone to buy it and I doubt this will happen if an anhydrous ammonia storage/distribution facility is directly across the road from it. We wouldn't have bought this beautiful property if it had been there 3.5 years ago.
- Timothy Huey stated in the Channel 6 interview that "The Crop Production Services folks assure me that their tanks are secure and it would be quite difficult for somebody to access for those types of purposes." I can assure you that meth makers who want access will find a way to access it. That's how they are.
- There are anhydrous/distribution facilities in DeWitt and Eldridge. Why is there a need for another one in between this 10 mile stretch? I drive 10 miles or more to do much of my shopping which is what farmers are doing...shopping for anhydrous. Why is there a need for another distribution facility other than out and out greed of Crop Production Services.
- Crop Production Services does not live in this area. Would they like one of these facilities in their back yard? Would they like to pull out of their driveway every day and meet head on with this environmental disruptive facility AND possibly run head on into one of the tanks or the truck that will be delivering more anhydrous?
- How will a large semi-truck delivering anhydrous possibly turn in to this hidden access lane without being an obstruction and danger to the other vehicles on this rural roadway? How about when a school bus is coming over the hill?
- Is the Long Grove Fire Department trained and prepared to handle a leak or anhydrous explosion?
- How is the parcel of land being treated? Is it an option to purchase for Crop Production Services? Do they have a lease? What happens to the land if they decide they don't want it at some point in the future? Can it be developed into some other Agricultural Commercial property?

Attached is an article on [Anhydrous Ammonia Health Information](#). It talks about a program in North Dakota. Why should I, my husband, and any of our friends or family that may visit have to know or worry about this? You can say that the chances of this happening are very low. I don't care how low they are. Any chance is too high of a chance? Would you want to take the chance and live where we live with your loved ones? We think not!!!

This is ridiculous that my husband, all our neighbors, and I have to take time out of our busy lives to fight to NOT have this rezoned. It's an Agricultural Preservation zoning area. McDonald Creek, Scott County Park, Walnut Grove, St. Ann's church (both old and new), the neighborhood tree farm, our wooded acres, and all the surrounding homes should be preserved. We are a

residential neighborhood with absent farmers to most of the homes within a 2 mile radius. We moved here to this area to **not** have to worry about things like anhydrous ammonia facilities. Now it is being thrown in our faces. We are all hard working people and **DO NOT** want this anywhere near us.

Please consider long and hard and choose to DENY this application for the obtrusive, dangerous facility that is being proposed to be built on this site. The thought of this facility across the road from our house makes me sick, anxious, and downright mad. My health and the health of all those living in this area are at risk, not just physically, but mentally and emotionally which can cause as much physical problems as the ammonia will cause if it leaks. If you don't deny this request, you will be causing continued and prolonged psychological and physical pain to us and many, if not all, our neighbors.

Sincerely,

Handwritten signatures of Allen Phelps and Nancy Phelps. The signature for Allen Phelps is on the left, and the signature for Nancy Phelps is on the right.

Allen & Nancy Phelps
18021 - 290th Street
Long Grove, IA 52756
(563) 593-0790

Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acres on St. Ann's Road

Dear Scott County Commission,

We would like to have the request to rezone the parcel of land, approximately 5 acres on the north side of 290th Street/St. Ann's road, approximately 1/3 mile west of Scott Park Road, from Agricultural-Preservation (A-P) to Agricultural Service Floating Zone (A-Z), denied. The property is legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

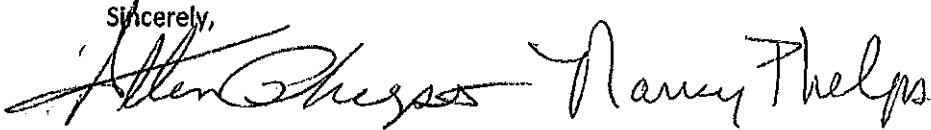
Following is a beginning list of our concerns and reasons for wanting this denied:

- Less than 500 (possibly less than 200 feet which is not allowable per EPA employee we know) from our water well resource.
- Hidden driveway access on top of a hill.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road that is a school bus route and has no shoulder.
- Toxic run off onto adjoining properties.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area---McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with land owner of 5 acre parcel. He has not practiced keeping things kept up, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.

This is an area that people have moved to because they want to be away from distribution and storage facilities as the one being requested to be rezoned to build. This is an access road to Scott County Park that is ridden by hundreds of bicyclists and traveled by families year round. It would also be in conflict with the access to St. Anne's Church along with the Walnut Grove Village.

Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We are sure that there are more suitable acres elsewhere in Scott County that would not take valuable farmland out of production.

Sincerely,

Handwritten signatures of Allen Phelps and Nancy Phelps. The signature for Allen Phelps is on the left, and the signature for Nancy Phelps is on the right.

Allen & Nancy Phelps
18021 - 290th Street
Long Grove, IA 52756
(563) 593-0790

I am writing regarding the proposed change in zoning that would permit an anhydrous ammonia storage and retail distribution facility to be built on 290th St./St. Ann's Road.

I called and spoke with Timothy Huey, the director of Scott County Planning and Development. To his credit, he was courteous and very helpful in showing me how to find information using the Scott County website. One thing he did mention that I found disturbing was the fact that the legal requirements for sending out public hearing notices are so lenient that they only had to be sent to *five* property owners in the area. Only *two* of the five actually live here (the other three just own the surrounding farmland while living elsewhere). Therefore, we and the other family, Allen and Nancy Phelps, have expended considerable time, stress, and money to get the word out to the rest of the people in the area who could end up having anhydrous ammonia being stored and sold near their homes.

My husband Dan and I read with great concern Mr. Huey's comment in the Sept. 12 NSP that "You wouldn't want (a facility like this) in Eldridge or Park View." Does this mean we rural residential people are considered expendable? The vast majority of us in this area are **not** farmers. The owners of the farmland live in other cities. We are families with houses and yards, just like the people in those towns. The comment is akin to saying that if something were undesirable/dangerous in Davenport, they'd just put it in Eldridge.

Among many other issues, some of the major ones that need to be addressed are:

1) Safety. What is the probability of leaks or explosions? What do EPA and OSHA have to say about the safety record of Crop Productions Services?

2) Crime. Anhydrous ammonia is used to make meth. Will this facility attract a dangerous and mentally unstable criminal element to the area, who may also decide to invade nearby properties in addition to attempting to steal ammonia to make their drug? Will an attempt to steal ammonia create a leak or otherwise unsafe situation?

3) Pollution. Even if air and water pollution were within acceptable limits, the light and noise pollution is also to be considered as a factor seriously affecting the quality of life in this area.

4) If this facility becomes a reality, what effect will it have on property values? Many of us are "plain old regular folks" who worked hard and scrimped and saved to be able to afford a modest home in the country. Those who would no longer have a peaceful, quiet existence out here, those who would no longer feel safe out here, they would need to move--and how much of our hard-earned equity in our present homes would evaporate?

5) This rezoning could set a precedent for other Agricultural Preservation land to be rezoned. When we moved out here, we felt that the ag preservation zoning was sort of a promise from the county that something like this proposed facility would never happen. If this sounds like NIMBY (Not In My Back Yard), well, yes, that is exactly what A-P is. If we were okay with a bright lights, loud noises, and a very real risk of danger right next to our house, we would still be living in town.

Maybe some of these fears are unfounded, and maybe they're not. As of this writing, we don't know. We will have to wait until the hearing to gather more information. In the meantime, it is excruciatingly difficult to not know whether we (and others) are going to lose a large amount of the physical assets and emotional health that we worked so hard to achieve. We are just trying very hard to focus on counting the blessings we still have and continuing to help those less fortunate than us while we are still able to do so.

KJ Rebarcak
17860 290th St.
Long Grove, IA 52756

TO: Scott County Planning and Zoning Commission
FROM: Anne Armknecht, 17720 290th St. Long Grove, IA
DATE: September 16, 2012
RE: Rezoning Request of 5 acres on St. Ann's Road

I am writing today to express my strong opposition to the request of Crop Production Services and Burnette B. Martin Life Estate, Property Owner, to rezone 5 acres located on the North side of 290th St./St. Ann's Road, approximately 1/3 mile west of Scott Park Road. They have requested the zoning be changed from Agricultural Preservation to Agricultural Service Floating Zone.

Crop Production Services plans to develop and operate a 30,000 gallon anhydrous ammonia fertilizer storage and retail distribution facility at this site, which is located approximately 1600 feet from my property, and less than 650 feet from 2 other property owners.

Tim Huey was quoted on Channel 6 news as saying this type of facility should be "remotely located." I could not agree more. However the proposed site is anything but remote. This neighborhood is made up of at least 8 other non-farming homes within a 1/3 mile radius. Within 1/2 mile is the north entrance to Scott County Park, and the Dan Nagle Pioneer Village, visited by hundreds of children annually. The proposed site to be rezoned is also between the Old St. Ann's Church and the new St. Ann's Church, which is a well known road for bicyclists, church goers, and tourists/campers going to and from Scott County Park. It is also on a school bus route. The addition of anhydrous carrying vehicles to this road, where safety dictates that they drive no more than 25mph carrying toxic chemicals, is an accident waiting to happen, the magnitude of which could expose our wells, homes and environment to toxic chemicals.

Additional dangers exist if this rezoning request is approved. The proposed site sits uphill less than 500 feet from McDonald Creek and directly across the street from a tree farm. The proposed entrance is located exactly across the street from the Allen and Nancy Phelps home, whose driveway is at a steep downhill slope. If a spill would occur it would trap them in their home as they have no other means of egress. In addition, the proposed driveway is located near the top of a blind hill which increases the likelihood of an accident resulting in a toxic spill enormously.

There is no doubt that this proposed facility will decrease property values, decrease the safety of motorists, and create noise and light pollution for many homeowners. In addition the safety concerns related to theft of anhydrous by meth making drug dealers preying on our neighborhood is very real. Verbal assurances from Crop Production Services of their safety are not enough!

By denying this request you will be making the statement that you value the safety of Scott County residents over the profit needs of an international company. Scott County made a good decision in its comprehensive plan to designate this land as agricultural preservation. The reasons for this designation have not changed. Please do not turn your back on the Scott County land use plan.

There are already many businesses in the area where anhydrous may be purchased, including but not limited to the areas of DeWitt, Eldridge and Grand Mound. In addition, other more remotely located sites exist in northern Scott County that are less populated, less traveled, and not environmentally sensitive where this business could operate.

I urge you to deny this rezoning request. And I thank you for your thoughtful consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Armknecht", written in a cursive style.

Anne Armknecht
17720 290th St.
Long Grove, IA 52756
(319) 330-8373

I would like to express concerns I have for the rezoning of 5 acers of land in Butler Township for an anhydrous ammonia fertilizer storage facility. Is there time for the public to address the Commission at this hearing.

Michael Feldpausch

Staff responded, explaining the public hearing procedure.

December 10, 2012

RE: Zoning of proposed 5 acres in Northern Scott County

Board of Supervisor Member,

We realize that the application to rezone the 5 acre parcel on 290th Street that was applied for by Crop Production Services and the Burnette and Dean Marten Life Estates meet the MINIMUM criteria for eight listed criteria for property to be rezoned. I get these questions and responses from Scott County Planning & Zoning Commission STAFF REPORT, dated September 18, 2012. Our concern is the MINIMUM part that Mr. Huey (assuming these are his responses) says is all that is needed. **Minimum** does not make it okay and a good decision to move forward. Cutting corners is not the safe way to look at decisions, particularly in this case.

Criteria listed:

- 1) The facility's entrance must be on or within 660 feet of paved road. *This one is okay.*
- 2) The facility's entrance must have at least 1,000 feet line of site in both directions on the public road. **We disagree that this is met.** *This access is on a no passing zone heading east and it is limited site going west, especially with slow moving vehicles and semi-trucks with large/long trailers full of anhydrous. This would be, at the most, a MINIMUM criteria met and a very dangerous minimum.*
- 3) The distance between the facility and the nearest property line shall be at least 50 feet. Also, the distance between the site and the closest neighbor's home and accessory buildings shall be at least 400 feet. **Disagree that this is met.** *Our well, which is inside a building, is only 350 feet from the proposed site. Our house is 588 feet or so we are told, but our outbuilding and well is less than 350 feet. So this does not even meet MINIMUM criteria.* If our *calculations* are wrong, then please come prove this to us while we are present.
- 4) The facility must not be in a floodplain. It must also not be within 200 feet of any river, stream, creek, pond or lake or within 400 feet of any environmentally sensitive areas. **Minimally met.** *McDonald's Creek is just over 200 feet and Mike Bauer's tree farm is not over 200 feet across the road. Do they not matter?*
- 5) Minimum lot size shall be 5 acres. *This is me.*
- 6) The facility shall be surrounded by an adequate security system to deny public access to potentially hazardous areas. **This is a joke...their answer is to put a little gate at the entrance to stop unauthorized vehicles from entering the site. This will not stop METH MAKERS from stealing anhydrous. They can just walk around the gate. Bright lights will only annoy the neighbors and, seriously, how do you "angle" lighting as to minimize effects upon surrounding property owners. If this goes through, you have now made a safe rural environment a STRONG attraction for meth makers. Lights won't stop them, it will help them to get it completed quicker because who will come by at night and see them. Don't let anyone tell you any different. We are not a highly patrolled area and meth makers will love it out in our area.**

There have been at least two meth arrests in the past month in Scott County that we are aware of from the news. Could be more!

- 7) Advertising signs shall not be larger than 100 square feet. *Not really an issue...who needs signs when you have a 30,000 gallon tank and multiple nurse tanks on site.*
- 8) Underground storage shall not be allowed on site. *Thank goodness. Now we only have to worry about any leakage or spills.*

It's interesting that the staff report I am writing from says that "**Generally, the Scott County Land Use Policies encourage development to locate within cities**". Is this why so many of the current anhydrous storage facilities are IN Eldridge, IN DeWitt, IN Grand Mound, NEAR Calamus, and I could go on. Why change the safer more reasonable sites to very rural areas?

More questions from staff report:

Is the development occurring on marginal or poor agricultural land? Ironically, these 5 acres was tillable and aerial photos show that it was planted and farmed as little as 15 years ago. Why Dean Marten was allowed to deteriorate and ruin this ground is unimaginable? Where was the Planning & Zoning Commission or Board of Supervisors to stop this destruction? So, it is only grounds for poor land due to poor rural stewardship.

Is there access to adequately constructed paved roads? This would be one of those VERY minimal criteria met. It is a two lane road, but as for safety, **this is not a good access entrance to the proposed site**. Hidden access lane from south and limited visibility to the east and west. No shoulders on the road with deep ditches and very few passing zone areas within the 9 miles of St Ann's/290th Street. With nurse tanks to be pulled at 25 mph, often tandem, and with large semis delivering anhydrous, this is a **major recipe for disaster**.

Is the development located where it is least disruptive of existing agricultural activities? Mr. Huey's response is that it will create a positive impact upon existing agricultural activities and farmers. Most of the farmers on 290th Street don't even use anhydrous. How does reducing the cost for transportation help the county? It helps Crop Production Services, but what will the county get from this? There are plenty of distribution facilities in the county already, so why is there another need? Greed? A multi-national organization really needs a facility to help them save money. Hard to believe these out-of-towners get more say than the residents who live in the area. Money doesn't always have to win, does it?

Is the development located in areas of stable environmental resources? The answer Mr. Huey has is laughable. It's on a huge hill! It would be a great snow sledding hill! It is up hill from McDonald's Creek and across from a tree farm. It's less than 1 mile from Scott County Park. This may be a minimum met, but not the hill unless they are going to change the road way. I ride bike and it is a big hill coming to the proposed site from the east. It wears me out every time I ride it!

Is the development sufficiently buffered from other less intensive land uses? Another laughable answer from Mr. Huey. Thanks...we'll get some perennial plantings for buffers. That will cover up the 30,000 gallon tank and nurse tanks and hide the wreckage after a major accident at the access site. 0

Can it be shown there is a recognized need for such a development? Again, there are two anhydrous ammonia facilities within 5 miles to the north and south. There is no need, just greed. Crop Production Services thinks they need to be in Scott County. Why? Again, why is more competition needed? There are only so many acres in the county and adjoining counties. It's not a limitless supply needed. There are only so many farmable acres. One farmer stated, "He needs this to be more profitable". Again, we ask why? We are to suffer so that he may make another few thousand dollars by using an out-of-town supplier. He also lives in west Scott County, so can we put it on his property, then? He didn't step up and say he wanted it near his place.

Can the development be laid out in an efficient and compact manner? These talks about letting Dean Marten keep part of the 5 acres for crop production. I thought that was why it was being allowed to be rezoned, poor ground. **This makes no sense!**

Will the development be supportive of energy conservation? It will be using a lot of electricity for bright lights for security year round. Not energy conservation, in fact, increasing energy needs. Poor decision.

Our biggest concerns:

1. Safety on the road way. This is a very dangerous access to the proposed site. Most of these anhydrous sites are on flat level ground, not a hill with hidden access and limited passing capabilities for more than 9 miles just on 290th Street.
2. Meth is wide spread and don't let anyone tell you differently. As stated above, in past two weeks they have had two meth busts in Scott County of which one was in a rural area, very similar to the proposed rezoning area.
3. The aquifer...no one has answered our questions about this. This is our drinking water that runs underneath the proposed site for a wide area. This has not been addressed. How is leakage going to be contained, in the case of a spill or accident?
4. Evacuation plan? What we have heard is a major joke? We have no evacuation route from our home other than to drive onto the road where the leak/spill has happened. Crop Production Services will have someone out in 1.5 hours. Not to be dramatic, but I will be....WE WILL BE DEAD! We will not have 1.5 hours to wait for it to be stopped, cleaned up, etc... the Long Grove Fire Chief said that we "shouldn't" worry...there's usually a south wind". Thanks, I feel so much better.

Has the Board or Planning & Zoning Commission vetted Crop Production Services? They have had violations as recently as October 2012 with a \$36,000 fine for safety violation. These are things that scare us. Anhydrous is a dangerous chemical and not to be taken lightly.

Mr. Huey has said some very unprofessional and non-empathetic things to many of us concerned neighbors over this.

1. Told no other places in Scott County. This is not true. We know of people who are currently talking to Crop Production Services. I'm sure there is more than just this one person who would be interested.
2. When asked if he had been to site, he said, "of course". When asked if he would like this across or near his property if he lived out there, he said, "I would never live out there. I don't understand why people move out to rural areas". Definitely shows a lack to be able to empathize and just very derogatory in his statement.
3. Also stated to us that there is a higher likelihood of us "having an accident on the way to the Kwik Shop in Park View". Which may be true, but it would not probably be an accident with an anhydrous tank which could cause immediate death. The risk factor for fatalities will increase immensely with anhydrous tanks coming and going on these VERY busy roadways.

We ask that you, as Board of Supervisor members, please give us the courtesy **to read and listen to our concerns**. Be sure all our questions are answered. Do some research and investigation into anhydrous facilities, Crop Production Services safety violation records, and PLEASE come take a look at the proposed site. We cannot say it enough....IT IS A DANGEROUS ACCESS ENTRANCE FOR SEMIS AND NURSE TANKS ALONG WITH THE REGULAR TRAFFIC ON THE ROAD, which includes grain trucks, cars, campers, County dump trucks/plows, bicyclists, and runners/walkers.

We do not feel that the Planning & Zoning Commission gave us any consideration. The comments they made at the hearing along with one falling asleep while we presented our concerns was very disheartening and just plain rude. One person, I think, said he had been on the commission for 30 years. I would say it is time to get off. It appears, he is unable to be open minded.

Mr. Huey says you will be receiving all the signed letters from concerned citizens and other information from previous hearing, but I do not trust that this will happen. I never use to be so untrusting, but I have had to become this way do to the actions of the Planning and Zoning Director and Commission.

We will be at the meeting of the whole on the 18th and we will be at the meeting on the 20th. We would like the opportunity to speak with you before that time if possible. Again, we just want to feel like we have been heard.

Sincerely,



Allen & Nancy Phelps
18021 290th Street
Long Grove, IA 52756
(563) 593-0790



PEOPLE. PROGRESS. PRIDE.™

SCOTT COUNTY FARM BUREAU

1721 E. Le Claire Road, Eldridge, IA 52748
PH. 563-285-4632

November 20, 2012

Scott County Planning & Zoning
Administrative Center
600 W. 4th St.
Davenport, Iowa 52801-1030

Dear Scott County Planning & Zoning:

Scott County Farm Bureau supports the re-zoning of a five acre parcel in Section 18 of Butler Township from A-P to A-F as requested by Crop Production Services in their October 25 petition.

Sincerely,

Mike Holst, President
Scott County Farm Bureau

Cc: Scott County Board of Supervisors
Scott County Board of Adjustment

TO: Scott County Planning and Zoning Commission
FROM: Anne Armknecht, 17720 290th St. Long Grove, IA
DATE: November 19, 2012
RE: Rezoning Request of 5 acres on St. Ann's Road

I am writing today to express my strong opposition to the request of Crop Production Services and Burnette B. Martin Life Estate, Dean Martin, Property Owner, to rezone 5 acres located on the North side of 290th St./St. Ann's Road, approximately 1/3 mile west of Scott Park Road. They have requested the zoning be changed from Agricultural Preservation to Agricultural Service Floating Zone.

Crop Production Services plans to develop and operate a 30,000 gallon anhydrous ammonia fertilizer storage and retail distribution facility at this site, which is located approximately 1600 feet from my property, and less than 650 feet from 2 other property owners.

Tim Huey was quoted on Channel 6 news as saying this type of facility should be "remotely located." I could not agree more. However the proposed site is anything but remote. This neighborhood is made up of at least 8 other non-farming homes within a 1/3 mile radius. Within 1/2 mile is the north entrance to Scott County Park, and the Dan Nagle Pioneer Village, visited by hundreds of children annually. The proposed site to be rezoned is also between the Old St. Ann's Church and the new St. Ann's Church, which is a well known road for bicyclists, church goers, and tourists/campers going to and from Scott County Park. It is also on a school bus route. The addition of anhydrous carrying vehicles to this road, where safety dictates that they drive no more than 25mph carrying toxic chemicals, is an accident waiting to happen, the magnitude of which could expose our wells, homes and environment to toxic chemicals.

Additional dangers exist if this rezoning request is approved. The proposed site sits directly across the street from a tree farm. The proposed entrance is located exactly across the street from the Allen and Nancy Phelps home, whose driveway is at a steep downhill slope. If a spill would occur it would trap them in their home as they have no other means of egress. In addition, the proposed driveway is located near the top of a blind hill which increases the likelihood of an accident resulting in a toxic spill enormously. This is evident by the fact that it is a no passing zone. Those of us that drive this road daily are well aware that sight/visibility is an issue.

There is no doubt that this proposed facility will decrease property values, decrease the safety of motorists, and create noise and light pollution for many homeowners. In addition the safety concerns related to theft of anhydrous by meth making drug dealers preying on our neighborhood is very real. Just two weeks ago we heard the sounds of assault rifles firing just north of my farm

(coming from the Dean Martin property area). Gun fire from his property/Mud Bog is common place. Stray bullets and anhydrous tanks are not a good combination.

In the Planning and Zoning Commission Staff Report of September 18, 2012, under the question: Can it be shown there is a recognized need for such development?, the staff report is incorrect in its answer to your commission. It states there are no other anhydrous ammonia distribution sites in this part of Scott County. Distribution sites currently exist in Eldridge, Grand Mound, Dewitt, Dixon, and Calamus. Does Scott County make zoning change decisions based upon a businesses need to over-saturate a market, over the welfare of the citizens of Scott County? I would hope not.

By denying this request you will be making the statement that you value the safety of Scott County residents over the profit needs of an international company. Scott County made a good decision in its comprehensive plan to designate this land as agricultural preservation. The reasons for this designation have not changed. Please do not turn your back on the Scott County land use plan.

It bears repeating that there are already many businesses in the area where anhydrous may be purchased, including but not limited to the areas of DeWitt, Eldridge, Calamus, Dixon and Grand Mound. In addition, other more remotely located sites exist in northern Scott County that are less populated, less traveled, and not environmentally sensitive where this business could operate.

I urge you to deny this rezoning request. And I thank you for your thoughtful consideration.

Sincerely,



Anne Armknecht
17720 290th St.
Long Grove, IA 52756
(319) 330-8373

Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 29330 172nd AVE. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):
SAFETY:

- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area---McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed:

Bill E Myer

Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 29330 172nd Ave Long Grove I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):
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- This is an ecologically sensitive area---McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
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PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed: Anne Harvey 11-19-12

500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 17137 294th St. Long Grove. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):

SAFETY:


- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
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- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
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- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area—McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

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We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed:

 & Martha Coffman

Scott County Planning & Zoning Commission
500 West Fourth Street
Davenport, IA 52801-1106

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 17145-290th St. - Long Grove. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):
SAFETY:

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- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends.
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area—McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

We live in this area because we want to be away from retail, distribution and storage facilities as the one being requested to be rezoned to build. Scott County has done a good job in zoning their Agricultural Preservation zones for a reason. We believe that there are more suitable acres elsewhere in Scott County that would not be as big of a safety hazard as the proposed site.

Signed:

Rita M. Clarys

Citizens write about rezoning:

Editor:

Crop Production Services says that they have a "need" for this facility for their business model.

Need is defined as: 1. necessary duty; 2. a lack of something requisite, desirable, or useful; 3. a condition requiring supply or relief; 4. lack of the means of subsistence—poverty.

CPS is part of a very large Canadian-owned entity that has 326 facilities and satellites in 24 states east of the Rockies. Knowing this I can only deduce that their "need" is money. They desire more money. There is a plentiful supply of anhydrous in Eldridge, DeWitt and Dixon. There is not a poverty condition regarding the supply of anhydrous ammonia in northern Scott County. To me this appears to be another get-rich-quick scheme for Dean Marten, similar to his mud bogging, which puts cash in his pocket.

But what about the families who live in the evacuation radius of an accident? We "need" clean air and water to exist. Those are basic human necessities. And in the event of a spill, our lives will be put in danger. A spill may be unlikely, but that's why they're called accidents. And accidents do happen. We are good citizens and neighbors. We pay ever-increasing property taxes on land we didn't inherit. We've worked hard for what we have. We support the surrounding communities economically.

We ask for your support to get this rezoning denied. There is not a "need" for it.

Mary Jennings

17125 293rd St., Long Grove

other anhydrous ammonia sites, many/most

Editor:

I recently became aware of a request to rezone five acres of land on 290th St. (St. Ann's Road), just west of Scott County Park, from AP to A1. This is to allow an anhydrous ammonia storage and distribution facility to be built there. I have lived on 290th St. for 26 years and watched the traffic increase over this time. With the trucks from grain elevators and the quarry along with traffic accessing St. Ann's Church, Olde St. Ann's Church, Scott County Park, and Glynn's Creek Golf Course, the road is very busy at times including many bicycles. This road is very hilly with limited sight distance and no shoulder. Of the 9.5 miles this road covers less than *one* mile is a legal passing zone. I think that adding slower-moving vehicles transporting hazardous material would greatly increase the risk of an accident. Just because a large company can get a lease on a cheap piece of property should not justify putting the public at risk. There are plenty of other less populated and safer places to locate a facility like this if it is really needed.

Michael Feldpausch

16905 290th St., Long Grove

beautiful scenery with their families, please let the Scott County Planning & Zoning Commission hear your voice. You can email them at planning@scottcountyia.com or come to the hearing on Tuesday, Nov. 20 at 7:00 p.m. in the Scott County Administrative Building to help us support the DENIAL of this proposed rezoning request.

Allen Phelps

18021 - 290th Street, Long Grove

11/14/10
New York Scott
11/20/10

Citizens write about rezoning:

11/14/12
Kathy Scott
Press

Editor:

I am writing in response to the article in the Nov. 7 NSP about the re-application proposal to rezone for an anhydrous facility. It was written that Jerry Harris, Crop Production Services (CPS) representative, said that they cancelled their application in September at the last minute because it "was simply a matter of having the right representatives available for the meeting."

CPS had months to be ready for this meeting. The neighbors, my wife and I plus many, many others, had right at 10 days and we were ready for the fight and for our voices to be heard. This is just like big business. Everyone needs to run on their schedule, not anyone else's. He was quoted as saying, "We just didn't have the people in place (for the hearing). At the last moment, there was a scheduling conflict and one of the main guys was out of the state on another project." Really. You want us to believe this? Harris is also stated, "I take those concerns (the neighbors, I assume) very seriously, and that is why I wanted to have people there who could address those worries better." If CPS wanted to address our concerns better, then they should have come to us, the neighbors directly affected, before they ever applied to have the proposed site rezoned.

Harris is also quoted saying, "This will provide an important service to the local farming community. We will be providing a competitive alternative." Again, REALLY? What about buying local? There are anhydrous/fertilizer plants in DeWitt, Eldridge, Dixon, Grand Mound, Calamus, and I'm sure a few others in the area. The area doesn't need another anhydrous distribution facility. Farmers need to support the local distribution facilities.

It was also written that "an A-F site must be located away from residential development and environmentally sensitive areas." Well, there are seven residents within site of the proposed site and another 30-plus families in a housing development less than 1 mile away. This is a residential area. If you look at

other anhydrous ammonia sites, many/most are built near or within city limits. This is because they then have law enforcement and other services available quickly in the event of a leak or catastrophe. If there was a leak at the proposed rezoned site, my wife and I would be dead. We have no evacuation route other than to drive into the proposed site.

Lastly, Tim Huey, director of Scott County Planning & Zoning, was quoted as saying, "This site will only be active in the spring and fall during the few weeks when fertilizer is being applied." This is a ridiculous way to minimize the proposed site. Well, anyone who knows about fertilizer application knows that this will cover the Memorial Day and Labor Day weekends. So, within 1 mile to the east and west, there could be nearly 3,000 people between Scott County Park campers/visitors, Walnut Grove Village visitors, and golfers at Glynn's Creek Golf Course. There could be a wedding at both of the St. Ann churches, and let's not forget about all the bicyclists, runners, and people just out for a beautiful drive who may be on the road near the proposed site.

Anyone who loves and uses Scott County Park, Glynn's Creek Golf Course, Walnut Grove Village, attends St. Ann's Church, bicycles the roads, or just goes out to enjoy the beautiful scenery with their families, please let the Scott County Planning & Zoning Commission hear your voice. You can email them at planning@scottcountytowa.com or come to the hearing on Tuesday, Nov. 20 at 7:00 p.m. in the Scott County Administrative Building to help us support the DENIAL of this proposed rezoning request.

Allen Phelps

18021 - 290th Street, Long Grove

11/12/12
Nancy Phelps

Why are we being harrassed?

Editor:

Everyone feels like they have been duped at one time or another. That's what I am feeling this week. Our great neighbors along 290th Street and adjoining from Woodland Acres and other intersecting roads worked so hard together to stop Crop Production Services and the Life Estates of Burnette and Dean Marten to NOT have an anhydrous storage/distribution facility built and thought it was over about six weeks ago.

We were WRONG! They are back at it again! Why? Why is this allowed that someone can withdraw and give people the relief to believe they do not have to worry about safety, enjoyment of beautiful rural areas, and disruption of their lives. Then BAM! They are right back at it again! I would never do this to people I don't like, let alone people I like.

So why is the Scott County Planning and Zoning Commission allowing this to happen? It feels like harassment! The stress and anxiety that I, along with my neighbors, are having to endure is unbelievable. It's like we have to stop our lives AGAIN, to fight to keep the current living arrangements we moved here to enjoy. It's just mean and not necessary and definitely not neighborly.

Iowa is about good hospitality and good neighbors. We are not feeling it with this proposed rezoning. I thought the Scott County Board of Supervisors was here to protect its constituents/citizens, their homes, and their livelihoods. We are not feeling protected or supported at all at this point.

So, good people of Long Grove, Park View, Eldridge, and anyone who uses Scott County Park, visits Walnut Grove Village, attends St. Ann's Church, and travels along 290th Street/St. Ann's Road, please help us fight this battle to NOT have this anhydrous retail/storage/distribution facility built at 18388-290th Street. It is a MAJOR SAFETY issue for anyone who lives or drives on 290th Street.

If you want to help, contact the Scott County Planning & Zoning Commission and tell them you don't want this facility erected. Their email is: planning@scottcountyiaowa.com or call (563) 326-8643. It will increase traffic, decrease land values, and be a danger to all who live and drive on this road. Don't let them ruin this beautiful area in northern Scott County. Help us to keep it a safe environment for all who travel and live in the area!

Nancy Phelps

18021 290th St., Long Grove

Threat brought neighbors together

Editor:

People always say, "isn't it funny how people meet and things work out?!" I agree!

Last week, due to a few independent actions, a whole (mile or more radius) neighborhood was brought together to fight against the development of an anhydrous storage/distribution facility. Through some almost miraculous ways we all met. It's the networking thing and who knows who (small town Midwest America).

Most of us had not ever met, but we came together to fight our neighborhood fight and

it paid off. I am re-energized by knowing that I live in a neighborhood with neighbors who care and will come out to help when the help is needed.

Thank you so much to all the good neighbors on 290th Street and surrounding area! Hopefully, we won't have to fight another fight like this one, but if we do, I know it won't take long to gather the neighbors!!!

Nancy Phelps

18021 290th St., Long Grove

4/26/12

OPINIONS

Concerns about anhydrous facility

Editor:

I am writing regarding the proposed change in zoning (Sept. 12 NSP, page 11A) that would permit an anhydrous ammonia storage and retail distribution facility to be built on 290th St./St. Ann's Road. Before I go on, please note that this is completely unrelated to the recent events in Walcott.

Unfortunately, this letter to the editor will appear in *The NSP* the day after the Sept. 18 public hearing because we were not given enough time to make the deadline for the Sept. 12 paper. The letter my husband, Dan, and I received from the Scott County Planning and Development Department was dated Sept. 6, and we received it on Friday afternoon, Sept. 7.

I called and spoke with Timothy Huey, the director of Scott County Planning and Development. To his credit, he was courteous and very helpful in showing me how to find information using the Scott County website. One thing he did mention that I found disturbing was the fact that the hearing notice was legally required to be sent to only "five" property owners in the area. Only "two" of them actually live here (the other three just own the surrounding farmland while living elsewhere). Therefore, we and the other family, Allen and Nancy Phelps, have expended considerable time, stress and money to get the word out to the rest of the people in the area who could end up having anhydrous ammonia being stored and sold near their homes.

We read with great concern Mr. Huey's comment in the Sept. 12 NSP that "You wouldn't want (a facility like this) in Eldridge or Park View." Is he implying that we rural residential people are expendable? The vast majority of us are not farmers. The owners of the farmland live in other cities. We are families with houses and yards, just like the people in those towns. His statement is akin to saying that if something were undesirable/dangerous in Davenport, they'd just put it in Eldridge.

Among the issues I plan to bring up at the hearing are:

1) Safety. What is the probability of leaks or explosions? What do EPA and OSHA have to say about the safety record of Crop Productions Services?

2) Crime. Anhydrous ammonia is used to make meth. Will this facility attract a dangerous

and mentally unstable criminal element to the area, who may also decide to invade nearby properties in addition to attempting to steal ammonia to make their drug? Will an attempt to steal ammonia create a leak or otherwise unsafe situation?

3) Pollution. Even if air and water pollution were within acceptable limits, the light and noise pollution is also to be considered as a factor seriously affecting the quality of life in this area.

4) If this facility becomes a reality, what effect will it have on property values? Many of us are "plain old regular folks" who worked hard and scrimped and saved to be able to afford a modest home in the country. Those who would no longer have a peaceful, quiet existence out here would need to move – and how much of our hard-earned equity in our present homes would evaporate?

5) This rezoning would set a precedent for other Agricultural Preservation Land to be rezoned. When we moved out here, we felt that the ag preservation zoning was sort of a promise from the county that something like this proposed facility would never happen. If this sounds like NIMBY (Not In My Back Yard), well, yes, that is exactly what A-P is. If we were OK with bright lights, loud noises, and a very real risk of danger right next to our house, we would still be living in town.

Maybe some of these fears are unfounded, and maybe they're not. As of this writing, we don't know. We will have to wait until the hearing to gather more information. In the meantime, it is excruciatingly difficult to not know whether we (and others) are going to lose a large amount of the physical assets and emotional health that we worked so hard to achieve. We are just trying very hard to focus on counting the blessings we still have and continuing to help those less fortunate than us while we are still able to do so.

I hope this letter has been informative and helpful. For more information, contact the Planning and Development Department, County Courthouse Annex, 500 W. Fourth Street, Davenport, IA 52801, (563) 326-8643, planning@scottcountyiowa.com.

K.J. Rebarcak

17860 290th St., Long Grove

RE: Request to rezone 5 acre parcel on St. Ann's Road

Dear Scott County Planning & Zoning Commission,

I live at 17015 294 St., Long Grove. I am opposed to the request to rezone the parcel of land, legally described as a five acre parcel that is the west 600 feet of the south 365 feet of the SW1/4SW1/4 Section 18 in Butler Township.

Following are the reasons why I/we want this zoning request denied (please check all that apply to you):

SAFETY:

- Already a very high traffic county on this road.
- Hidden driveway access on top of a hill.
- Driveway is located on a NO Passing Zone.
- Busy school bus route
- No shoulders on the road
- Recommended 25 mph towing speed of anhydrous ammonia tanks would further increase the danger to other motorists on this road.
- Toxic run off onto adjoining properties.
- Toxic run off into underground water source for our families and friends. *very important*
- Increased traffic of large vehicles on a rural country road which would increase the breakdown of the road surface which is currently in excellent condition.
- Noise and pollution emissions from increased truck and tractor traffic.
- Increased risk for theft and assault as those seeking to make methamphetamine will seek out this sight which increases the environment for dangerous drug abusers and meth makers.
- This is an ecologically sensitive area—McDonald's Creek at the bottom of the hill, tree farm across the creek, Scott County Park within a mile, many, many acres of woods within a 1 mile radius of proposed site.
- There are many non-farming homes within eye sight of the proposed development.
- Crop Production Services may be the applicant, but many property owners with adjacent or nearby property have not had positive interactions with user/land owner of 5 acre parcel. He has not practiced keeping things kept neat, safe, and clean. He is not respectful of surrounding landowners property as this application with the Burnette B Marten Life Estate proves as just one example.
- This is an access road to Scott County Park that is ridden by hundreds of bicyclists, used by many runners/walkers, and traveled by many families year round.
- St. Ann's Church is just over a mile in either direction, can cause a major traffic/safety issue on church service days and times along with funeral processions.

PROPERTY VALUES:

- I do not want my land values to decrease which will most likely happen if this rezoning for anhydrous ammonia retail/distribution/storage facility is built.

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Signed:

Shelley J. Griffing

Shelley J. Griffing