

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Dee F. Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: July 23, 2013

Re: First of two readings of proposed zoning ordinance text amendment to A-F Zoning District.

The Board of Supervisors held a public hearing on the proposed zoning text amendment submitted by Nick and Nathan Flenker, dba Flenker Bros LLC. Their request was to add “agricultural logistics” as a permitted use in the Agricultural Service Floating Zone (A-F). Approval of this amendment would then allow them to submit a subsequent A-F rezoning application to establish an A-F zoning district for their ag commodities trucking business. There was no one in attendance, other than the applicants, to address the Board at the public hearing.

During its review and discussion the Planning Commission had slightly amended the description of the permitted use to help ensure that the focus of any such ag logistics business would be on locally produced or locally used ag commodities. The Planning Commission concurred with staff that the current restrictions and requirements to establish an A-F zoning district would be sufficient to address the site specific issues related to such a proposed use.

The Planning Commission unanimously recommended approval of the proposed Zoning Ordinance text amendment to add as a permitted use: Agricultural commodities and logistics businesses involving the local transportation of grain, feed, fertilizer, livestock, and other agricultural commodities to the A-F Zoning District regulations

As stated by staff at the public hearing, approval of this text amendment does not create a site approved for this proposed use. Approval of this amendment will allow a subsequent rezoning application for a specific site to be submitted at a future date. Such an application would be reviewed under the guidelines and restrictions of the A-F Zoning District.

SCOTT COUNTY ORDINANCE NO. 13-_____

AN ORDINANCE TO AMEND A PORTION OF SECTION 6-10 OF THE ZONING
ORDINANCE FOR UNINCORPORATED SCOTT COUNTY

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY IOWA:

Section 1. Amend Section 6-10 “AGRICULTURE SERVICE FLOATING ZONE”

B. Principal Permitted Uses by adding “(7) Ag commodities and logistics businesses involving the local transportation of grain, feed, fertilizer, livestock, and other agricultural commodities.”

Section 2. The County Auditor is directed to record this ordinance in the County Recorder's office.

Section 3. Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void then the lawful provisions of this Ordinance, which are separate from said unlawful provisions, shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Approved this _____ day of _____ 2013.

Larry Minard, Chairman
Scott County Board of Supervisors

Roxanna Moritz, County Auditor