

PLANNING & ZONING COMMISSION MEETING

CITY OF DYERSVILLE

Lower Level Council Chambers

May 13, 2019

Meeting called to order by Chairman Dan Olberding at 6:30 P.M.

Roll Call: Present: Commission Members: Roger Gibbs, Tim Nefzger, Dan Olberding, Matt Tauke, Bec Willenborg (left meeting at 7:26), Dan Willenborg

Absent: Ryan Cahill, Mike Schlichte and Wayne Stelken

1st Item: Approve Minutes of the April 8, 2019 Meeting

Chairman Olberding asked for questions or comments and there were none.

Bec Willenborg made a motion to approve the April 8, 2019 Minutes. Motion seconded by Roger Gibbs.

Roll Call Vote: **Ayes:** Roger Gibbs, Tim Nefzger, Dan Olberding, Matt Tauke, Bec Willenborg, Dan Willenborg

Nays:

Motion Carried

2nd Item: Approve Plat of Survey of Lot 1 of Lot 3 and Lot 2 of Lot 3 in Grandview Estates (Addition 2), City of Dyersville, Dubuque County Iowa.

Brad Lawrence, owner of Lawrence Construction, was present and advised he is building a duplex and wants to split it into 2 units.

City Administrator Mick Michel advised the city has no issues with the plat.

Chairman Dan Olberding stated there are other units like this in that area. Michel said yes there are.

After no further discussion or questions, Roger Gibbs made a motion to approve the Survey of Lot 1 of Lot 3 and Lot 2 of Lot 3 in Grandview Estates (Addition 2), City of Dyersville, Dubuque County Iowa. Motion seconded by Matt Tauke.

Roll Call Vote: **Ayes:** Roger Gibbs, Tim Nefzger, Dan Olberding, Matt Tauke, Bec Willenborg, Dan Willenborg

Nays:

Motion Carried

3rd Item: Approve Final Plat of TJ Addition in the City of Dyersville, Dubuque County, Iowa.

Tim and Janet Fitzgerald were present. Tim Fitzgerald stated he wants to take part of Lot 2 and add that to the adjoining Lot 1. He stated he owns both lots.

City Administrator Mick Michel advised there are no issues with the plat. Fitzgerald had met with him earlier and they worked out all issues ahead of time.

After no further discussion or questions, Tim Nefzger made a motion approve the Final Plat of TJ Addition in the City of Dyersville, Dubuque County, Iowa. Motion seconded by Bec Willenborg.

Roll Call Vote: **Ayes:** Roger Gibbs, Tim Nefzger, Dan Olberding,
Matt Tauke, Bec Willenborg, Dan Willenborg

Nays:

Motion Carried

4th Item: Approve Consolidated Dyersville Economic Development District / Urban Renewal Plan.

City Administrator Mick Michel advised the city wants to add areas to the Economic Development District and provide tax increment financing to various companies already in the district. The areas being added are the downtown development area and the dance studio by Fareway. The businesses getting TIF are already in the development district. The commission just needs to provide a report back to council.

After no further discussion or questions, Roger Gibbs made a motion to approve the Consolidated Dyersville Economic Development District / Urban Renewal Plan. Motion seconded by Bec Willenborg.

Roll Call Vote: **Ayes:** Roger Gibbs, Tim Nefzger, Dan Olberding,
Matt Tauke, Bec Willenborg, Dan Willenborg

Nays:

Motion Carried

5th Item: Zoning Ordinance Discussion on the Draft Zoning Ordinance

Charlie Cowell with RDG Planning and Design provided a Power Point presentation on the Zoning Ordinance Update. (Power Point has been added to the agenda packet).

Cowell advised he is in the 3rd stage of the draft and is getting closer to having a full draft ready for public review.

He reviewed the following items:

- Planned Unit Development district – he reviewed why this is was necessary and what the challenge might be. He also reviewed the criteria for this district. Committee member Gibbs asked if previous developments could have followed this. Michel advised they could have. Michel stated this is new do Dyersville and is a unique zoning classification and can be amended as needed.

- Supplemental Regulations – this applies additional controls and regulations where necessary. This will include fence regulations and accessory building uses. Chairman Olberding asked if this will address RV parking. Cowell stated the current regulations seem to be good but if there are issues, they can be addressed here. Michel advised the city does not want front lawn storage.
- Parking Loading and Site Access – this would also apply to RV storage and bicycle parking. This would regulate parking areas and design.
- Landscaping and Screening – this would provide some basic guidelines and bufferyard areas, this making up most of the section.
- Sign Regulations – this section is still a work in progress. These guidelines will be very conservative.

Cowell advised he is working on a draft zoning map. He is trying to get the fewest non-conforming sites as possible. He stated that if a site is non-conforming it will be grandfathered into the new restrictions.

The next steps will be finishing the final draft and bringing it back for P & Z and Council review. Michel advised there would most likely be a joint meeting in June or July for both the commission and council.

Michel advised he is concerned about the RV issue and will look into the current guidelines to see if there are any issues. He also does not want to go crazy on the landscaping guidelines.

After no further discussion or questions, Matt Tauke made a motion to receive and file the Zoning Ordinance update. Motion seconded by Tim Nefzger.

Roll Call Vote: **Ayes:** Roger Gibbs, Tim Nefzger, Dan Olberding,
Matt Tauke, Dan Willenborg,
Bec Willenborg had left during the presentation

Nays:

Motion Carried

Meeting adjourned at 7:29 PM on a motion by Roger Gibbs, seconded by Tim Nefzger.

Lori A. Panton

Lori A. Panton – Recording Secretary

5/13/19
Date