

PLANNING & ZONING COMMISSION MEETING

CITY OF DYERSVILLE

Lower Level Council Chambers

November 12, 2019

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

Roll Call: Present: Commission Members: Ryan Cahill, Roger Gibbs, Tim Nefzger, Dan Olberding, Mike Schlichte, Wayne Stelken, Bec Willenborg

Absent: Matt Tauke

1st Item: Approve Minutes of the October 14, 2019 Meeting

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

Bec Willenborg made a motion to approve the October 14, 2019 Minutes. Motion seconded by Tim Nefzger.

Roll Call Vote: **Ayes:** Ryan Cahill, Roger Gibbs, Tim Nefzger, Dan Olberding, Mike Schlichte, Wayne Stelken, Bec Willenborg

Nays:

Motion Carried

2nd Item: Approve Preliminary Plat of Willow Heights Subdivision #3 as comprised of Lot 1, Lot 2 and Lot 3 of CE Burkle Addition No. 2, and that part of Lot D of Grandview Estates (Addition 2) lying South of the 12th Avenue SE Right of Way, in the City of Dyersville, Dubuque County, Iowa.

Bill Hermsen, developer, was present and advised he is adding 7 lots along the Carl Burkle property.

City Administrator, Mick Michel, advised the he met with the developer and worked all issues and there is an active development agreement in place. There is some infrastructure to be constructed in Lot A and the city needs to deed over a portion of land for Lot 46. Chairman Olberding asked where 17th Street will end. Michel advised it will eventually connect all the way to 15th Avenue SE.

Chairman Olberding asked if anyone in attendance had questions or concerns. Scott Meyers, 1137 18th Street SE, had concerns regarding water runoff and if there were any plans to divert the water. Meyers stated he is filling in ruts in his back yard every time it rains from the water washing out his yard. He has put in a berm to try and push the water away. Meyers was wondering if there were any plans to try to divert the water. Hermsen advised when he finishes the street, he will be finishing the storm sewer and that should move the water more south to the fence line. Hermsen also stated that Buesing wants to put a ditch at the end of the storm sewer to push the water to the south. Hermsen advised there will not be any more water runoff than

there is now and anticipates even less. Michel stated the job of the commission is to make sure the plat meets all requirements set forth in the code and the plat meets those requirements. Michel said the issue of the water falls between the property owners. Michel agreed that once 12th Avenue is complete it should help lessen the amount of water runoff.

Commission Member Gibbs wanted to be clear that 12th Avenue would be extended with storm sewer installed. The storm sewer would have water flow to the east and then to the south. There was more discussion regarding the storm sewer and where it currently drains and drainage is planned. Chairman Olberding re-stated that it is the commissions job to make sure the plat follows the code and the water issue is between the landowners. Olberding asked for any more questions from the commission.

After no further discussion, Roger Gibbs made a motion to approve the Preliminary Plat of Willow Heights Subdivision #3. Motion seconded by Mike Schlichte.

Roll Call Vote: **Ayes:** Ryan Cahill, Roger Gibbs, Tim Nefzger, Dan Olberding,
Mike Schlichte, Wayne Stelken, Bec Willenborg

Nays:

Motion Carried

3rd Item: Approve Final Plat of Willow Heights Subdivision #3 in the City of Dyersville, Dubuque County, Iowa. Comprised of Lot 1, Lot 2 and Lot 3 of CE Burkle Addition No. 2, and that part of Lot D of Grandview Estates (Addition 2) lying South of the 12th Avenue SE Right of Way, in the City of Dyersville, Dubuque County, Iowa.

Chairman Olberding asked if there were any differences or changes between the Preliminary and Final. City Administrator advised there was not.

After no further discussion, Roger Gibbs made a motion to approve the Final Plat of Willow Heights Subdivision #3 in the City of Dyersville, Dubuque County, Iowa. Motion seconded by Tim Nefzger.

Roll Call Vote: **Ayes:** Ryan Cahill, Roger Gibbs, Tim Nefzger, Dan Olberding,
Mike Schlichte, Wayne Stelken, Bec Willenborg

Nays:

Motion Carried

Meeting adjourned at 6:50 PM on a motion by Bec Willenborg, seconded by Ryan Cahill.

Lori A. Panton

Lori A. Panton – Recording Secretary

11/12/19
Date