

# **PLANNING & ZONING COMMISSION MEETING**

## **CITY OF DYERSVILLE**

*Lower Level Council Chambers*

**December 9, 2019**

**Meeting called to order by Vice Chairman Roger Gibbs at 6:30 P.M.**

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

**Absent:** Dan Olberding, Matt Tauke

**1<sup>st</sup> Item: Approve Minutes** of the November 12, 2019 Meeting

Vice Chairman Gibbs asked for questions or comments and there were none.

Bec Willenborg made a motion to approve the November 12, 2019 Minutes. Motion seconded by Tim Nefzger.

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

**Nays:**

**Motion Carried**

**2<sup>nd</sup> Item: Approve** Plat of Survey of Lot 1 and Lot 2 in the Southwest Quarter of the Southwest Quarter of Section 13, Township 89 North, Range 2 West of the 5<sup>th</sup> P.M., Dubuque County, Iowa.

Dave Schneider, surveyor, was present and stated he has been working with Al and Neil Wente on dividing their 40-acre property. Lot 1 consists of a house and buildings. Lot 2 is the remaining farm ground that will be sold to Al's son. Al and Neil Wente will keep Lot 1. The plat has been approved by Dubuque County Zoning. This plat is outside the city limits but within 2 miles.

City Administrator Mick Michel stated the city had no issues with the plat.

After no further discussion, Ryan Cahill made a motion to approve the Plat of Survey of Lot 1 and Lot 2. Motion seconded by Mike Schlichte.

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

**Nays:**

**Motion Carried**

**3<sup>rd</sup> Item: Approve** Preliminary Plat of 332<sup>nd</sup> Avenue Subdivision, Delaware County.

City Administrator Mick Michel advised this is a City project. Lot A used to be a county road but is being deeded to the city with right-of-way. The city is creating additional lots for existing Lots 1-10. This is correcting a very old survey that was done wrong. The city attorney has reviewed this and feels this is the best way to correct the issue.

Vice Chairman Gibbs asked if there were any comments from the audience and there were none.

Commission member Nefzger wanted confirmation that this is just correcting a previous plat. Michel confirmed and stated that in the old days Delaware County surveyed from the center of the roadway, so the created lots were 30 feet off. Back then changes could also be made by descriptions and not surveyed plats. The city now needs the property deeded over so it can do road improvements, which is Lots A, B & C. This allows for county easements and city proper. Lots 1A – 10A are created to give the owners extra land.

After no further discussion, Wayne Stelken made a motion to approve the Preliminary Plat of 332<sup>nd</sup> Avenue Subdivision, Delaware County. Motion seconded by Ryan Cahill.

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

**Nays:**

**Motion Carried**

**4<sup>th</sup> Item: Approve** Final Plat of 332<sup>nd</sup> Avenue Subdivision, Delaware County.

Vice Chairman Gibbs stated the Preliminary Plat was just reviewed and assumed there are no changes to the Final. City Administrator Mick Michel stated that was correct.

After no further discussion, Bec Willenborg made a motion to approve the Final Plat of 332<sup>nd</sup> Avenue Subdivision, Delaware County. Motion seconded by Ryan Cahill.

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

**Nays:**

**Motion Carried**

**Meeting adjourned at 6:39 PM on a motion by Ryan Cahill, seconded by Tim Nefzger.**

*Lori A. Panton*

---

Lori A. Panton – Recording Secretary

12/9/19

Date