

PLANNING & ZONING COMMISSION MEETING

CITY OF DYERSVILLE

May 27, 2020

With lowa cases of novel coronavirus, COVID-19, the Dyersville Planning & Zoning Commission meeting was held as an electronic meeting since it was impossible to be held in-person at the City Hall Council Chambers. The electronic meeting protected the commission members, city staff, and the public from the possible spread of the virus. Commission Members and City Staff attended the electronic meeting offsite.

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, Matt Tauke,
Absent: Bec Willenborg

City Administrator, Mick Michel, made a statement that due to COVID-19 pandemic, the Planning and Zoning meeting was being held electronically. The meeting is not Zoom recorded but there would be an audio recording.

1st Item: Approve Minutes of the December 9, 2019 Meeting

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

Roger Gibbs made a motion to approve the December 9, 2019 Minutes. Motion seconded by Ryan Cahill.

Roll Call Vote: **Ayes:** Ryan Cahill, Roger Gibbs, Tim Nefzger, Dan Olberding, Mike Schlichte, Wayne Stelken, Matt Tauke
Nays:

Motion Carried

2nd Item: Approve Dyersville Downtown Urban Renewal Area.

City Administrator, Mick Michel, advised the commission that they need to review the Dyersville Downtown Urban Renewal Area and provide a report to the city council in order to meet statutory requirements for Tax Increment Financing for the area shaded in blue on the map that was included in their packet. This area is being done in hopes of creating more stimulus and remove blighted issues in the downtown area. This will also be a used as an economic development tool. Michel stated this will be its own district and not part of the current Dyersville TIF district. This Urban Renewal Area will not expire until the City Council decides to end it. The area is in Dubuque County and the necessary meetings were set, but no one attended. Michel said the next move is to take this to City Council on Monday, June 1st for a public hearing and for the council to vote on.

Chairman Olberding asked about Article V regarding Specific Renewal Projects; is the Schuster Building one of those. Michel advised that building is slated for renewal. The owner is willing to

redevelop, and a \$100,000 Economic Development grant will be offered if the owner changes the exterior based on a concept drawing. Michel stated this will be a significant improvement.

Chairman Olberding stated that this area extends to the Tegeler Dairy building. He asked if all buildings in the shaded area are included. Michel advised it did. He stated the map does not include the landing area as that is already included in the current Dyersville District. The area is not in a specific shape, but it includes all the blighted areas that fit the states requirements. Tegeler Dairy is slated to be the next re-development. Michel advised the entire area needs to be connected so the map does include some single-family residential units.

Commission Member Stelken asked how this would be paid for. Michel stated this will be based on incremental value of the properties. The properties will have a base valuation that is locked in. The money will come from the incremental value from the tax valuations. As the valuations increase, more money will become available.

Commission Member Gibbs asked why the east side of the old Armstrong Lumber yard was not included on the map. Michel advised they squared off that area and the current owner has already improved the building.

Chairman Olberding asked if there was any public input. Michel advised there was none unless the recording secretary had received anything. Recording Secretary, Panton stated she had not received anything.

Chairman Olberding asked if the City Council has seen any of this yet. Michel advised it as gone to the Economic Development Committee to discuss the district. The council had the information to set the date for the public hearing. Gibbs asked if the public hearing would be virtual or in person. Michel advised it would be virtual.

After no further discussion, Roger Gibbs made a motion to approve the Dyersville Downtown Urban Renewal Area. Motion seconded by Wayne Stelken.

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

Nays:

Motion Carried

Meeting adjourned at 6:46 PM on a motion by Ryan Cahill, seconded by Matt Tauke.

Lori A. Panton – Recording Secretary

5/27/20
Date