

# **PLANNING & ZONING COMMISSION MEETING**

## **CITY OF DYERSVILLE**

**Monday, April 12, 2021**

With Iowa 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: Tim Nefzger, Dan Olberding, Mike Schlichte, Wayne Stelken. Matt Tauke, Bec Willenborg  
**Absent:** Ryan Cahill, Roger Gibbs

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

**1<sup>st</sup> Item: Approve Minutes** of the December 14, 2020 Meeting

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

Bec Willenborg made a motion to approve the December 14, 2020 Minutes. Motion seconded by Wayne Stelken.

Roll Call Vote: **Ayes:** Tim Nefzger, Dan Olberding, Mike Schlichte, Wayne Stelken, Matt Tauke, Bec Willenborg

**Nays:**

**Motion Carried**

**2<sup>nd</sup> Item: Approve** Final Plat of Lot 1-1 and Lot 2-1 of Heritage Acres to Dubuque County, Iowa. A division of Lot 1 of Heritage Acres to Dubuque County, Iowa in Section Five (5) and Section Eight (8), Township Eighty-eight North (T88N), Range Two West (R2W) of the Fifth Principal Meridian, Dubuque County Iowa. Plat submitted by Jeff Bergfeld.

Jeff Bergfeld attended via Zoom. He stated he is carving out a 2-acre lot and having the county rezone it for a house. City Administrator, Mick Michel, stated the city has no issues with the property. Chairman Olberding asked what would happen, if in the future, another lot is carved out. Michel advised he would require a pre-annexation agreement. Olberding asked how this would affect Bergfeld, Michel stated he would need to annex into the city.

After no further discussion, Tim Nefzger made a motion to approve the Final Plat of Lot 1-1 and Lot 2-1 of Heritage Acres to Dubuque County, Iowa. Motion seconded by Mike Schlichte.

Roll Call Vote: **Ayes:** Tim Nefzger, Dan Olberding, Mike Schlichte, Wayne Stelken, Matt Tauke, Bec Willenborg

**Nays:**

**Motion Carried**

**3<sup>rd</sup> Item: Approve** Plat of Survey of Parcel 2021-26 Part of the West half (W1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa and Parcel 2021-27 Part of the West half (W1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. Plat submitted by Chuck Lueck.

Recording Secretary, Lori Panton, stated Lueck called to advise he could not attend the meeting. Panton also stated that surveyor, Bill Burger, said Lueck was separating the house from farm ground for either tax or mortgage reasons.

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

After no further discussion, Bec Willenborg made a motion to approve the Plat of Survey of Parcel 2021-26 and Parcel 2021-27, Delaware County, Iowa. Motion seconded by Matt Tauke.

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

**Nays:**

**Motion Carried**

**4<sup>th</sup> Item: Approve** Plat of Survey of Parcel 2021-32 Part of Lots Eight (8) and Nine (9) of Sunset Heights No. 2 in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa and Parcel 2021-33 Part of Lots Seven (7), Eight (8), Nine (9) and Ten (10) all in Sunset Heights No. 2 in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. Plat submitted by Steve Naber.

Steve & Sue Naber attended via Zoom. Naber advised he is separating 4.9-acres of field from the house for tax purposes. He is removing the field area from residential zoning and changing it to Ag zoning with the county. He uses the 4.9-acres to raise horses.

City Administrator, Mick Michel, had no issues with the plat.

After no further discussion, Wayne Stelken made a motion to approve the Plat of Survey of Parcel 2021-32 and Parcel 2021-33, Delaware County, Iowa. Motion seconded by Tim Nefzger.

Roll Call Vote: **Ayes:** Tim Nefzger, Dan Olberding, Mike Schlichte, Wayne Stelken,  
Matt Tauke, Bec Willenborg

**Nays:**

**Motion Carried**

**Meeting adjourned at 6:39 PM on a motion by Bec Willenborg, seconded by Dan Olberding.**

*Lori A. Panton*

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Lori A. Panton – Recording Secretary

4/12/21  
Date