

**PLANNING & ZONING COMMISSION MEETING**  
**CITY OF DYERSVILLE**

**Monday, July 12, 2021**

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

**Roll Call: Present:** Commission Members: Ryan Cahill, Roger Gibbs, Dan Olberding,  
Wayne Stelken. Matt Tauke

**Absent:** Tim Nefzger, Mike Schlichte, Bec Willenborg

**1<sup>st</sup> Item: Approve Minutes** of the April 12, 2021 Meeting

Chairman Olberding asked for questions or comments. Roger Gibbs stated he was not at the last meeting, but the minutes show he was in a roll call vote for Item 3. Recording Secretary Pantan stated that would be corrected.

After no further comments, Wayne Stelken made a motion to approve the April 12, 2021 Minutes. Motion seconded by Matt Tauke.

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

**Nays:**

**Motion Carried**

**2<sup>nd</sup> Item: Approve Flood Ordinance**

City Administrator, Mick Michel, stated a new flood map will be coming out in August. Because of that the federal and state governments are mandating changes to local flood ordinances. Michel stated the city's assistant city attorney reviewed the ordinance, compared our existing to the federal and state mandates and then incorporated the mandatory changes into the proposed ordinance. He stated the Committee needs to make a report to the council whether it is positive, negative or no report. A no report would be considered a positive report. The committee's decision will determine whether the council needs a majority or supermajority vote to pass the ordinance.

Chairman Olberding asked what the changes were. Michel advised there were some minor changes. A model city ordinance is required for people in the city to carry flood insurance. Michel said we are under the gun on this due to COVID; resources were not there to have this completed earlier. The city needs to have the Flood Ordinance passed by the first meeting in August. Michel said he is going to recommend the council waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings. If an ordinance is not passed, our residents will not be able to get flood insurance.

Chairman Olberding asked if there were going to be changes to the flood map and if it would have an affect on any businesses. Michel thought the map should be similar to the current one, with maybe a few boundary changes. It should not have a big affect on any businesses. Michel said the last time the flood map was updated was in 2013.

After no further discussion, Roger Gibbs made a motion for a positive report on the Flood Ordinance. Motion seconded by Ryan Cahill.

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

**Nays:**

**Motion Carried**

**Meeting adjourned at 6:36 PM on a motion by Ryan Cahill, seconded by Wayne Stelken.**

*Lori A. Panton*

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Lori A. Panton – Recording Secretary

7/12/21  
Date