

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

Monday, May 9, 2022

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

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

1st Item: Approve Minutes of the November 8, 2021 Meeting

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

After no further comments, Wayne Stelken made a motion to approve the Minutes of the November 8, 2021 meeting. Motion seconded by Tim Nefzger.

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

Nays:

Motion Carried

2nd Item: Approve Plat of Survey Lot 1 & Lot 2 of Reittinger Place lying within Sections 26 & 27, Township 89 North, Range 2 West of the 5th P.M., in the City of Dyersville, Dubuque County, Iowa.

Ryan Peterson with RDG Planning and Design was present and advised they were obtained by Go the Distance Baseball, and This is Heaven LLC who are working on the development of the property. There is a plat in the packet prepared by Origin Design. Origin has drawn up the plat and has investigated the site to determine any easements, any existing infrastructure and have marked the property lines. This is the first step in the process and is the basis for the next two action items.

Mick Michel, City Administrator, advised the plat is carving out 30 acres from the land recently annexed into the city. This will create two lots. The city has no issues, and the plat follows Chapter 166 of the City Code of Ordinance.

Chairman Olberding verified that Lot 1 is 30 acres and Lot 2 is about 37 acres. Olberding questioned if there was a minimum number of acres that was required for a development of this type and Michel advised there was not. Michel advised that Lot 1 will be the development lot with water and sewer service.

Commission Member, Gibbs questioned if this was part of the property annexed in years ago and Michel advised that this area was just recently annexed into the city. Commission Member Stelken asked if both lots were annexed, and Michel advised they were. Commission Member Petsche asked the date of the annexation and Michel advised it was at the April 18th City Council Meeting.

Chairman Olberding asked for any public comments and questions and there were none.

After no further discussion, Bec Willenborg made a motion to approve the Plat of Survey of Lot 1 & Lot 2 of Reittinger Place lying within Sections 26 & 27, Township 89 North, Range 2 West of the 5th P.M., in the City of Dyersville, Dubuque County, Iowa. Motion seconded by Roger Gibbs.

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

Nays:

Motion Carried

3rd Item: Approve Comprehensive Plan Amendment Application.

Charlie Cowell with RDG Planning and Design was present and advised this is a request to amend the Comprehensive Plan Future Land Use Map. Since this parcel was annexed in it requires a land designation. The request is to amend the area from Agricultural to Multi-Use Complex. This request is the second in the sequence of events for this parcel. This amendment will allow for the PUD application.

Chairman Olberding asked what falls under Multi-Use. City Administrator Mick Michel advised a variety of uses. In this particular case it is geared to Field of Dreams development and is consistent with the 2018 Comprehensive Plan.

Commission Member Gibbs asked if this includes both Lot 1 and Lot 2. Michel advised it did. Michel advised the annexed property was automatically brought in as Agricultural. With the public utilities, the preservation of the Field of Dreams and information within the application this is consistent with the Comp Plan.

Chairman Olberding asked for any public comments and questions and there were none

After no further discussion, Roger Gibbs made a motion to approve the Comprehensive Plan Amendment Application. Motion seconded by Mike Schlichte.

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

Nays:

Motion Carried

4th Item: Approve Planned Unit Development Zoning District Application.

Charlie Cowell and Ryan Peterson with RDG Planning and Design were present. Peterson advised this is an application for Lot 1 and Lot 2 of the earlier plat to be designated as a Planning Use Development District. Outlined in the application is a proposal to develop an area that is primarily an amenity for the Field of Dreams which includes a hotel that is setback 200 feet with agriculture use buffers. Access will be from Lansing Road across from the Field of Dreams entrance with additional access to the east to allow for a smooth flow of traffic. There are details included that pertain to fire access, public infrastructure, and site access. The ownership group has made it a point to follow the design of farmhouses throughout eastern Iowa. They have incorporated many details into the design. This will compliment and not detract from the Field of Dreams. The application also includes a site plan of the amenities and landscape plan.

Commission Member Nefzger confirmed that this plan was just for the 30 acres. Peterson advised that was correct. However it is only developing approximately 5 acres in the initial plan. Chairman

Olberding asked if the development would be centrally located in the 30 acres. Peterson advised it would be more in the northwest corner of the parcel.

Chairman Olberding asked if the city had issues. City Administrator Michel advised he reviewed the PUD and it is consistent with the zoning ordinance. It protects adjoining property owners, is within height restrictions and addresses fire protection. It concurs with the west setback of a 200' buffer. It is consistent with the non-PUD district with the Field of Dreams project. Other items outlined are consistent with comp plan and PUD district. The city has no issues.

Commission Member Gibbs clarified what the 200' setback was from. Michel advised it is from the property line to the building. Michel feels this is more than what would normally be done in a commercial district. Michel advised this is the first PUD since the new Code of Ordinance.

Olberding asked if this is comparable to a C-2 district. Michel advised this would be in comparison to the Field of Dreams district established in 2012 which was a C-2 conditional use. Public utilities will be installed prior to development. Olberding asked if the PUD is part of new zoning code. Michel advised it is part of the new code that was established in 2018-2019.

Chairman Olberding asked for any public comments and questions and there were none

After no further discussion, Bec Willenborg made a motion to approve the Planned Unit Development Zoning District. Motion seconded by Tim Nefzger.

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

Nays:

Motion Carried

Meeting adjourned at 6:46 PM on a motion by Roger Gibbs, seconded by Wayne Stelken.

Lori A. Panton

Lori A. Panton – Recording Secretary

5/9/22

Date