

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

**Monday, June 13, 2022**

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

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

**1<sup>st</sup> Item: Approve Minutes** of the May 9, 2022 Meeting

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

After no further comments, Bec Willenborg made a motion to approve the Minutes of the May 9, 2022 meeting. Motion seconded by Tim Nefzger.

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

**Nays:**

**Motion Carried**

**2<sup>nd</sup> Item: Approve** Plat of Survey of Lot 1 & Lot 2 of Jasper Place No. 2 in the City of Dyersville Iowa.

City Administrator stated the plat is carving out Lot 1 of Lumber Specialties property so the city can build a booster station for the new water main being installed. The city and Lumber Specialties negotiated an agreement for the property. Lumber Specialties will sell Lot 1 to the city and the city has deleted some easements that are no longer needed.

Committee member Tim Nefzger asked if there would be any buildings on this lot. Michel advised there will be a structure on the lot to house the booster station and small parking area.

After no further discussion, Mike Schlichte made a motion to approve the Plat of Survey of Lot 1 & Lot 2 of Jasper Place No. 2 in the City of Dyersville Iowa. Motion seconded by Matt Tauke.

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

**Nays:**

**Motion Carried**

**3<sup>rd</sup> Item: Approve** Final Plat of Lot 1-2 and Lot 2-2 of Bell 2nd Addition to the City of Dyersville, Dubuque County, Iowa.

Dave Bell, property owner was present and stated he sold Lot 1-2 a few years ago to the dog grooming business. At that time the owner did not know how much space they would need and now after doing an addition they realize they do not need the full lot. Bell stated he needs more space for his driveway, so Bell is buying back some of the land that he sold.

Chairman Olberding asked if there were any issues with the city and City Administrator Mick Michel stated the city had no issues.

Commission member Nefzger asked if the setbacks would still be ok with the addition on the dog grooming building. Michel stated the setbacks were still met.

After no further discussion, Wayne Stelken made a motion to approve the Final Plat of Lot 1-2 and Lot 2-2 of Bell 2nd Addition to the City of Dyersville, Dubuque County, Iowa. Motion seconded by Tim Nefzger.

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

**Nays:**

**Motion Carried**

**4<sup>th</sup> Item: Approve** Plat of Survey of Lot 489A in the Original Town of Dyersville, Dubuque County, Iowa, Being Part of Vacated 3rd Avenue Northeast in Section 30, Township 89 North, Range 2 West of the 5th PM, City of Dyersville, Dubuque County, Iowa.

Dave Schneider, surveyor, stated that he started working on the boundaries a few years ago when Farmers Shipping wanted to install a corn probe across the street from the office. It was discovered that a portion of a street was never vacated and transferred to Farmers Shipping. Schneider said he has worked with the city and Farmers Shipping to finalize the deed.

City Administrator Mick Michel stated the property has already been vacated. This started with a retracement of a plat that became a misunderstanding. Farmers Shipping assumed they had the whole piece of property and put-up structures. This error was recently discovered, and the street has been vacated. The county is requiring a plat to close out the process and give Farmers Shipping a clean title to the property.

Commission member Nefzger asked how this would affect the railroad spur. Michel stated the entrance to the railroad spur is privately owned by Farmers Shipping and is not a public access. Schneider stated this piece of property does not sit next to the railroad. Olberding asked if Farmers Shipping could keep Lumber Specialties from the railroad spur entrance. Michel advised they could, but they have agreements in place. Also Lumber Specialties is looking into creating a spur closer to their property.

After no further discussion, Bec Willenborg made a motion to approve the Plat of Survey of Lot 489A in the Original Town of Dyersville, Dubuque County, Iowa, Being Part of Vacated 3rd Avenue Northeast in Section 30, Township 89 North, Range 2 West of the 5th PM, City of Dyersville, Dubuque County, Iowa. Motion seconded by Joe Petsche.

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

**Nays:**

**Motion Carried**

**5<sup>th</sup> Item: Approve** Plat of Survey of Lot 1 of Lot 12 and Lot 2 of Lot 12 in the Westridge Estates 5th Addition to the City of Dyersville, Dubuque County, Iowa.

Dave Schneider, surveyor, stated that Roger and Kathy Riesberg are looking to create a zero-lot line for their duplex. They plan to sell their half and continue to rent the other half. The garages share a wall and will be where the lots are split.

Chairman Olberding asked if the city had any issues. City Administrator Mick Michel stated that Riesberg's had planned for this when the structure was built so the city has no issues.

After no further discussion, Tim Nefzger made a motion to approve the Plat of Survey of Lot 1 of Lot 12 and Lot 2 of Lot 12 in the Westridge Estates 5th Addition to the City of Dyersville, Dubuque County, Iowa. Motion seconded by Mike Schichte.

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

**Nays:**

**Motion Carried**

**6<sup>th</sup> Item: Approve** Urban Renewal Plan Amendment Consolidated Dyersville Economic Development District.

City Administrator Mick Michel stated the city deleted the TIF agreement with the north side of Field of Dreams property. This amendment includes the property to the north of the Field of Dreams. Michel stated this is resetting the timeline for the Urban Renewal Area. This is being presented to the Planning & Zoning Commission and then will go to the City Council for approval.

Chairman Olberding asked if this was everything north of Field of Dreams. Michel said it includes all of the property owned by DEDC and Go the Distance. Commission member Nefzger asked for clarification of the property included. Michel stated this includes the area north of the Lansing Road. The original area was in TIF plan in 2012 and now the city is resetting the time frame for 20 years and opens this up for new development agreements.

After no further discussion, Mike Schlichte made a motion to approve the Urban Renewal Plan Amendment Consolidated Dyersville Economic Development District. Motion seconded by Bec Willenborg.

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

**Nays:**

**Motion Carried**

Meeting adjourned at 6:47 PM on a motion by Tim Nefzger, seconded by Dan Olberding.

*Lori A. Panton*

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Lori A. Panton – Recording Secretary

6/13/22  
Date