

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

Monday, August 8, 2022

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

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

1st Item: Approve Minutes of the June 13, 2022 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 June 13, 2022 meeting. Motion seconded by Tim Nefzger.

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

Nays:

Motion Carried

2nd Item: Approve Urban Renewal Plan Amendment Consolidated Dyersville Economic Development District.

City Administrator, Mick Michel, stated that by statute, the Planning and Zoning Commission needs to review and approve or deny Urban Renewal Plan Amendments. This amendment includes three projects. Two of the projects are new and one is resetting or starting the process over.

The first project is This is Heaven LLC, which is the hotel development south of Lansing Road. The plan is only considering the development property and not the remaining ag property.

The second project is Ancient Brands Milling. They are currently doing business in the NW section of town. They are adding a 6.9-million-dollar development to the SW Industrial Park. They are currently in the TIF program through DEDC. We are resetting the time frame for them directly.

The third addition is Woodland Eye Clinic that just finished their development. They will follow the TIF guidelines that have been set by the city council.

Michel stated that the total is 5.3-million-dollars coming back into the city over the years.

Chairman Olberding questioned if the committee did anything with TIF at the last meeting where the committee reviewed the Field of Dreams property. Michel advised at that meeting they created the PUD district and the remaining agricultural ground. The committee did nothing regarding TIF.

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

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

Nays:

Motion Carried

Meeting adjourned at 6:37 PM on a motion by Wayne Stelken, seconded by Matt Tauke.

Lori A. Panton

Lori A. Panton – Recording Secretary

8/8/22

Date