

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

**Monday, September 12, 2022**

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

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

**Absent:**

## **1<sup>st</sup> Item: Election of Chairperson:**

Chairman Olberding addressed the committee and stated that Delaware County is starting its own zoning board. Since he is appointed by Delaware County, and in the near future will no longer be on the Dyersville commission, he would like a volunteer for Chairperson.

Wayne Stelken nominated Roger Gibbs for Chairperson. Nomination seconded by Tim Nefzger.

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

**Nays:**

**Motion Carried**

## **2<sup>nd</sup> Item: Election of Vice-Chairperson:**

Dan Olberding nominated Tim Nefzger for Vice-Chairperson. Nomination seconded by Roger Gibbs.

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

**Nays:**

**Motion Carried**

Meeting was turned over to Chairman Gibbs.

## **3<sup>rd</sup> Item: Approve Minutes of the August 8, 2022 Meeting**

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

Bec Willenborg made a motion to approve the Minutes of the August 8, 2022 meeting. Motion seconded by Dan Olberding.

Roll Call Vote: **Ayes:** Ryan Cahill, Roger Gibbs, 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 Parcel 2022-82 in Part of the Southeast Quarter of the Northeast Quarter of Section 28, Township 89 North, Range 2 West of the 5th P.M., Delaware County, Iowa.

Norma Tauke (2045 310<sup>th</sup> Avenue Dyersville) was present and stated she is dividing the homestead (house and buildings) from the farmland. It was verified that this property is within the 2-mile jurisdiction. Tauke was asked why she is separating the property and she stated she is dividing so she would be able to sell the house and buildings but has no plans on selling right now.

Chairperson Gibbs asked if the City had any issues. City Administrator Mick Michel advised he had no issues with the plat.

After no further discussion, Tim Nefzger made a motion to approve the Plat of Survey of Parcel 2022-82 in Part of the Southeast Quarter of the Northeast Quarter of Section 28, Township 89 North, Range 2 West of the 5th P.M., Delaware County Iowa. Motion seconded by Mike Schlichte.

Roll Call Vote: **Ayes:** Ryan Cahill, Roger Gibbs, 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 CE Burkle Addition No. 3 in the City of Dyersville, Iowa.

Terry Koelker with Buesing Associates was present. He advised his firm did the plat, but he thought Rick Ehrlich would be present. Koelker advised that Lot 1 is being created and the plat meets the Dyersville zoning requirements. Koelker stated he believes Ehrlich is wanting it divided to sell. City Administrator, Mick Michel, stated he is not sure about the zoning requirements because he is unsure of the purpose of the plat and does not believe that area is zoned residential. Michel stated the plat does not match the plan that was originally submitted in 2019. The original concept had a 66' right-of-way to connect 15<sup>th</sup> Avenue SE to 2<sup>nd</sup> Avenue SE. Koelker believes Lot 1 will be sold for some type of residential multi family complex. Commission Member Nefzger asked if there should be 66' right-of-way on the plat. Michel advised the plat could work as it is however a planned street will be removed and traffic flow will be changed. Michel stated that when a subdivision plan is submitted, he does not want cul de sacs on Lot 2.

Chairman Gibbs asked if the commission would see a plat every time a parcel would be divided off. Michel advised he would not allow that to happen. Michel allowed 5 lots originally but will need a subdivision plan in the future. Michel advised the current plat could work but all the outlets would be onto 17<sup>th</sup> Street SE. The original plan had 20<sup>th</sup> Street SE but that could no longer connect to 15<sup>th</sup> Avenue SE. Traffic flow would be routed onto the east/west streets; there would only be one exit point on 15<sup>th</sup> Avenue SE instead of two. Michel said there can not be cul de sacs due to snow removal and fire issues. Chairman Gibbs asked if the easement on the plat is the potential street. Michel advised that is an existing 30' sanitary sewer easement.

The commission requested a copy of the original concept drawing from 2019; copies were distributed.

Commission member Olberding asked if the owner of the property in the middle of Lot 2 still resides there, and it was confirmed they do. Commission member Olberding asked if they had any issues since they had concerns last time. The city had not received any correspondence from them. Commission Member Nefzger asked why the concept does not show more to the east, it was stated that land belongs to Paul and Frank Helle. Michel confirmed that zoning on Lot 1 is not residential but Ag. The property will need to be rezoned for development. Commission Member Willenborg asked if they could approve the plat and have the petitioner come back for rezoning.

Michel stated the commission is only carving out the parcel and not dealing with zoning at this time. The zoning change would need to have a separate public hearing.

Michel stated he does not have any issues with the plat but just wanted to make sure the commission was aware of the changes and that no cul de sacs will be allowed.

Chairman Gibbs asked if the same person owned Lots 1 and 2 and it was stated it was the same owner.

After no further discussion, Dan Olberding made a motion to approve the Plat of Survey of CE Burkle Addition No. 3 in the City of Dyersville, Iowa. Motion seconded by Wayne Stelken.

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

**Nays:**

**Motion Carried**

**6<sup>th</sup> Item: Approve** Plat of Survey of Link Bros Place in the City of Dyersville, Iowa.

Terry Koelker with Buesing & Associates was present and stated that Link Brothers property is being divided into two lots. A separate lot is being created so Bill Hermsen can purchase it for a shop building. There is access from 6<sup>th</sup> Street NW and a curb cut already exists for both lots 1 and 2. Commission member Olberding asked if Links would be moving their trucks to the other side of the lot. Hermsen advised he has an agreement with Links, and they would not be parking on his lot.

City Administrator Mick Michel asked why the lot wasn't squared off, why leave the remaining 100 feet. Hermsen stated he doesn't need that much property and Links may need that in the future.

Michel stated he has no issues with the plat. The property has water and sewer service. Michel did say there was a drainage easement on the property that would need to remain.

After no further discussion, Ryan Cahill made a motion to approve the Plat of Survey of Link Bros Place in the City of Dyersville, Iowa. Motion seconded by Tim Nefzger.

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

**Nays:**

**Motion Carried**

Meeting adjourned at 6:58 pm on a motion by Bec Willenborg, seconded by Joe Petsche.

*Lori A. Panton*

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Lori A. Panton – Recording Secretary

9/12/22  
Date