

PLANNING & ZONING COMMISSION MEETING

CITY OF DYERSVILLE

October 10, 2016

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

Roll Call: Present: Commission Members: Ryan Cahill, Roger Gibbs, Pat Graham,
Dan Olberding, Mike Murphy, Wayne Stelken, Bec Willenborg
Absent: Jim Willenbring

1st Item: Approve Minutes of the September 12, 2016 Meeting

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

Willenborg made a motion to approve the minutes of the September 12, 2016 meeting. Motion seconded by Graham.

Roll Call Vote: **Ayes:** Ryan Cahill, Roger Gibbs, Pat Graham, Dan Olberding,
Mike Murphy, Wayne Stelken, Bec Willenborg

Nays: None

Motion Carried

2nd Item Petition to Rezone Property from C-1 Commercial to I-2 Industrial (Parcel ID #0731135007 and 073120100) Dyersville, Iowa. Property located at the end of and on north side of 2nd Avenue NE. Request submitted by Steven Steffen.

Steve Steffen was present and advised he does steel fabrication of cattle feeders and farm equipment and wants to do this on this property. He will get 3-5 workers and should be able to keep everything inside of the building.

City Administrator Mick Michel advised he reviewed the 1963 and 1974 Comprehensive Plans, the supplemental plans, and the October 2014 Planning & Zoning minutes. The comp plan lists the property as a flood area and back in the day the best usage found for this property was C1 Commercial. There is no mention of Industrial; that was reserved for the outer edges of town. If the commission wishes to approve the petition and if the decision was legally challenged, it would not agree with the comp plans.

The commission asked if this is in the flood plain. Michel advised there is a small portion in the flood way and the rest is in the 100 flood plain. There would be an issue of outside storage due to the flash flooding that could occur. The commission asked how much flooding has occurred there in the past. Michel advised the west end does get water for sure. Steffen advised that 4 people have told him there has not been water inside the building because it is built up. He advised he plans to have everything inside the building. At times there might be a feeder or two outside and maybe a trailer, but those can be moved quickly.

The commission asked if this would be spot zoning. Michel advised there is no I-2 adjacent to the property. There is I-1 to the north and the rest is C-1 and A-1. They asked about the difference between I-1 and I-2. Michel advised I-1 is light industrial use like Farmers Shipping. I-2 is a heavier industrial use and the welding and metal work would fall under this.

The commission asked what the 2014 meeting was about and Michel advised that was for the same property but the request was from A-1 to C-2 for Kammiller. Michel advised there should be a correction on the request and it should be from C-2 not C-1. He advised that request in 2014 was approved and was passed by the City Council. Kammiller started his business and is now moving onto something else. He advised this request is for rezoning from C-2 to I-2 with no conditional use.

The commission questioned the distance from the railroad. Michel advised the railroad owns the property right next to the tracks on both the north and south side and that is greater than 100 feet.

Steffen advised he does a powder coat paint process for the majority of his items and liquid paint for some of the small parts. He has the paint oven, dust collectors and A/C units already.

The commission asked about the street. They remember an issue at council about this. Michel advised Kammiller wanted the street in front to be vacated but that did not happen.

The commission asked about utilities. Steffen advised there is power to the building but it will need to be updated. Michel advised there is no water or sewer to the building but it has been stubbed for access. Steffen advised he plans to add it.

After no further discussion Gibbs made a motion approve the Petition to Rezone Property from C-2 Commercial to I-2 Industrial (Parcel ID #0731135007 and 073120100) Dyersville, Iowa. Property located at the end of and on north side of 2nd Avenue NE. Motion seconded by Willenborg.

Roll Call Vote: **Ayes:** Ryan Cahill, Roger Gibbs, Wayne Stelken, Bec Willenborg
Nays: Pat Graham, Dan Olberding, Mike Murphy

Motion Denied

The commission and Michel advised the next steps in the process to Steffen. And that the council could override their decision with a super majority vote.

3rd Approve Amended Urban Renewal Plan – Resolution No. 77-16.

City Administrator Mick Michel advised the State code requires P & Z review when adding to an Urban Renewal area. The area being added is the property Mike Deutmeyer bought that is zoned Ag and he is asking for tax increment financing (TIF) on it. The council has approved the revised urban renewal plan and is working on the development agreement with Deutmeyer. This property is already adjacent to an urban renewal area so they are not creating a new area, just moving the boundary line. The TIF request is for a 5 year, 50% up to \$50,000 plan.

After no further discussion Gibbs made a motion approve the Amended Urban Renewal Plan – Resolution No. 77-16. Motion seconded by Murphy.

Roll Call Vote: **Ayes:** Ryan Cahill, Roger Gibbs, Pat Graham, Mike Murphy,
Dan Olberding, Wayne Stelken, Bec Willenborg

Nays:

Motion Carried

The meeting adjourned at 6:56 PM on a motion by Murphy, seconded by Graham.

Lori A. Panton

Lori A. Panton – Recording Secretary

10/10/16
Date