

PLANNING & ZONING COMMISSION MEETING
CITY OF DYERSVILLE

September 12, 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 August 8, 2016 Meeting

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

Willenborg made a motion to approve the minutes of the August 8, 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 Approve Preliminary Plat of Three Rivers Subdivision Part of Lot 3 of Esch Estates, Section 20 Township Eighty-Nine North, Range Two West of the Fifth Principal Meridian, Dubuque County, Iowa. Plat submitted by Three Rivers FS.

City Administrator Mick Michel advised the petitioner asked for this item to be removed the agenda.

3rd Item Petition to Rezone Property from R-1 Residential to C-1 Commercial (conditional to auto parking lot). Parcel ID #0732152005, Dyersville, Iowa. Petition submitted by Jamie & Geri Konrardy.

Jamie and Geri Konrardy were present. Jamie advised he is the owner of Kreeb Auto. He owns the lot diagonally across from the current parking lot and would like to rezone it C-1 Commercial for additional parking. He advised he bought the lot several years ago and it is currently zoned residential and is a vacant grass area.

The committee asked if there was ever a structure on the property. They were advised it used to have an old run down house on it that was removed. The committee questioned if property owners in the area were notified. Recording secretary Lori Panton advised they were all sent letters.

City Administrator Mick Michel advised the petitioner has offered a conditional use to the rezoning for an auto parking lot. Any changes to the use in the future would need to go before the committee for approval. This would be adjacent to an already C-1 district.

The committee asked what the plans were for the parking surface. Konrardy advised that for now it might just be gravel and in the future he would maybe hard surface it. The committee asked what could be put on the lot. Would there be storage or what. Konrardy advised it would mainly be for employee and customer parking. For sale vehicles would not be on this lot because the DOT requires sale lots to be hard surfaced and they have other rules that need to be followed. Konrardy is not sure what all of the other DOT rules are. He stated this was just the first step in his process. He also has no plans for any buildings. Michel advised storage of supplies would not be allowed on the lot. The only items would be registered and operational vehicles. Non registered or inoperable vehicles would not be allowed. It would be like a staging lot for vehicles requiring service. Storage of wrecked vehicles would need to have further approval. The committee questioned RV storage and Michel advised that would not be allowed. The committee asked how long vehicles could be stored here. Michel advised there is really no set time limit.

Committee member Murphy addressed his concerns about the lot being gravel. Michel advised the code does not address that but the council can place further restrictions on the rezoning if they choose to. The committee asked where the access would be. Michel advised that would be addressed further with an excavation permit but it probably be accessed from the alley. The committee asked about drainage issues and utility lines. Michel advised water and sewer have probably already been abandoned.

Mark Nickol, 304 9th Avenue SE, asked how close to the street and alley can the parking lot be. He said there are already visibility issues with traffic in that area and he doesn't want this to add to the problem. He is also concerned about the children playing in the area and drivers being able to see them. Michel advised they will need to stay within the property lines and they cannot be on the right-of-way. There are no setback requirements so they can utilize the whole property. The aerial view of the property was shown to both Konrardy and Nickol. Michel also advised any issues on parking and property enforcement should be brought the attention of the police department.

After no further discussion Gibbs made a motion approve the Petition to Rezone Property from R-1 Residential to C-1 Commercial (conditional to auto parking lot). Parcel ID #0732152005 Dyersville, Iowa. Motion seconded by Stelken.

Murphy made an amended motion to approve the Petition to Rezone Property from R-1 Residential to C-1 Commercial (condition to auto parking lot) Parcel ID #0732152005 Dyersville Iowa subject to the lot being hard surfaced and the right-of-way grass. Motion died for a lack of second. Original motion stands.

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

Nays: Mike Murphy

Motion Carried

The meeting adjourned at 6:50 PM on a motion by Willenborg, seconded by Murphy.

Lori A. Panton

Lori A. Panton – Recording Secretary

9/12/16

Date