

PLANNING & ZONING COMMISSION MEETING

CITY OF DYERSVILLE

February 13, 2017

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

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

1st Item: Approve Minutes of the January 9, 2017 Meeting

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

Willenborg made a motion to approve the minutes of the January 9, 2017 meeting. Motion seconded by Graham.

Roll Call Vote: **Ayes:** Ryan Cahill, Pat Graham, Mike Murphy,
Dan Olberding, Wayne Stelken, Bec Willenborg
Nays: None

Motion Carried

2nd Item: Approve Plat of Survey of #2017-10 Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Eleven (11), Township Eighty-Eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. Plat submitted by Ron & Mary Vorwald.

Ron Vorwald was present and advised he wants to sell off 5 acres to Bob Fangmann. The plan is to build a 2400-head hog finishing building. He has received approval from the DNR on the manure plans.

City Administrator Mick Michel advised this is not a zoning issue just a plat of survey and it meets the conditions of Chapter 166 of the city code. The lot is 5+ acres, it is adjacent to a roadway, it is a farming use, and it is within 2 miles of the city limits in Delaware county. This won't require city water and sewer since it is for a hog confinement operation and it likely won't be annexed into the city for quite some time. Michel also advised that this will not go to Delaware county since they do not have any zoning. He also stated that it appears this is the first time a lot has been parceled off out of the original 40 acres.

Commission member Graham asked where the access will be. It was advised it be to 320th Avenue and have a farm drive.

Members of the audience asked if they could see where this parcel was. Michel provided them with his packet showing the location of the parcel.

Joe Recker stated he would rather have the building closer to Vorwald's farm and not where the neighbors will have odor. Vorwald was asked why this isn't being built closer his farm. Vorwald

advised the building needs to be cored 24 feet deep and have clay subsoil. He has bedrock near his farm and they would need to haul in 2 feet of clay on top of the rock.

Chairman Olberding advised the board cannot make a decision on what building is being constructed but only make decision on the platting. As for the odor issues that is part of being out in the country.

After no further discussion, Cahill made a motion to approve the Plat of Survey of #2017-10. Motion seconded by Stelken.

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

Nays:

Motion Carried

The meeting adjourned at 6:42 PM on a motion by Willenborg, seconded by Murphy.

Lori A. Panton

Lori A. Panton – Recording Secretary

2/13/17
Date