

PLANNING & ZONING COMMISSION MEETING
CITY OF DYERSVILLE

September 11, 2017

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

Roll Call: Present: Commission Members: Ryan Cahill, Mike Murphy, Dan Olberding,
Wayne Stelken, Matt Tauke, Bec Willenborg (arrived at 6:49 pm)
Absent: Roger Gibbs

1st Item: Oath of Office – Matt Tauke

Oath of Office was administered to Matt Tauke by Recording Secretary Lori Panton

2nd Item: Election of Chairperson

Murphy nominated Dan Olberding for Chairperson. Nomination seconded by Stelken.

Voice Call Vote: **Ayes:** Ryan Cahill, Mike Murphy, Dan Olberding,
Wayne Stelken, Matt Tauke

Nays:

Motion Carried

3rd Item: Election of Vice Chairperson

Cahill nominated Mike Murphy for Vice Chairperson. Nomination seconded by Tauke.

Voice Call Vote: **Ayes:** Ryan Cahill, Mike Murphy, Dan Olberding,
Wayne Stelken, Matt Tauke

Nays:

Motion Carried

4th Item: Minutes of the April 10, 2017 Meeting

Chairman Olberding asked for comments and there were none.

Murphy made a motion to approve the April 10, 2017 Minutes. Motion seconded by Cahill.

Roll Call Vote: **Ayes:** Ryan Cahill, Mike Murphy, Dan Olberding,
Wayne Stelken, Matt Tauke

Nays:

Motion Carried

5th Item: Approve Plat of Survey Parcel 2017-63 - Parcel 2017-63 of Part of Lot 2 of Weber Place in Section 26, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa. Plat submitted by Brent Schroeder.

Brent Schroeder was present and advised he purchased one lot to build a house and wants the other lot just to have more property and for flood protection.

City Administrator Mick Michel, advised Schroeder purchased the abandoned railroad right of way and is buying parcel 2017-63 for the additional space. Olberding asked if the city had any issues and Michel advised he did not. Michel advised there is access to the lot from both Vine Road and 325th Avenue.

Schroeder was asked where he plans to place the house and he advised near the corner of 325th and Vine Road, on the large grassy section. His main driveway would be from 325th even though there is existing access from Vine Road. The existing driveway is not very far off of 325th Avenue. Michel advised Delaware County approved the driveway access from 325th Avenue.

The committee asked if this would be annexed into the city. Michel advised annexation would be voluntary and it would be once Schroeder would move there. The city owns half of Vine Road so that would be the connection point to the city.

After no further discussion, Cahill made a motion to approve Plat of Survey Parcel 2017-63. Motion seconded by Stelken.

Roll Call Vote: **Ayes:** Ryan Cahill, Mike Murphy, Dan Olberding,
Wayne Stelken, Matt Tauke

Nays:

Motion Carried

6th Item: Approve Plat of Survey Parcel 2017-72 Part of Lot 2 of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. Plat submitted by Randy & Shirley White.

Randy and Shirley White were present. Randy advised they own 100 acres and are breaking off 5 acres for their daughter to build a house. Access would be from Stone Briar Lane.

The committee asked if this was in the city limits and they were advised it is not. Olberding asked if the city had any issues. City Administrator Mick Michel advised he has a platting issue. The plat does not show a connection to the street. There is a descriptive easement but it is not shown on the plat so there is no fixed access. If property ownership changes they may not have access. He would like it drawn on the plat.

White advised they have an agreement for access through Thole's property for one dwelling. Michel advised what if there would be more development. He would like to see it drawn on the plat to avoid future issues. White asked how to take care of this. Michel advised to have the surveyor draw the easement agreement onto the plat.

The committee wanted clarification on what property White owned. He advised he owns the property to the west and north of the parcel. He advised the easement is north of Thole's barn. White asked to approach the commission to show them where the existing easement is. Randy showed them on the map where the easement was. The committee clarified where the barns and houses were located. The committee, White and Michel had discussion regarding the location of various items and on the necessity of putting the easement on the plat. Michel advised he can make reference to the attached easement but having it shown on the plat will have more weight to it. It would protect White in the future.

Michel suggested this item be tabled until the plat is updated with the easement in place. He advised White that the surveyor and his attorney would be able to help him on this. Michel just wants to avoid any problems if this is not recorded properly. It was stated the next scheduled meeting would be on October 9th but the plat would need to be submitted in about 2 weeks.

After no further discussion, Cahill made a motion to table the Plat of Survey Parcel 2017-72. Motion seconded by Stelken.

Roll Call Vote: **Ayes:** Ryan Cahill, Mike Murphy, Dan Olberding,
Wayne Stelken, Matt Tauke, Bec Willenborg (arrived during this
item)

Nays:

Motion Carried

The meeting adjourned at 6:53 PM on a motion by Stelken, seconded by Tauke.

Lori A. Panton

Lori A. Panton – Recording Secretary

9/11/17
Date