

PLANNING & ZONING COMMISSION MEETING
CITY OF DYERSVILLE

November 13, 2017

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

Roll Call: Present: Commission Members: Ryan Cahill, Roger Gibbs, Mike Murphy, Dan Olberding, Wayne Stelken, Matt Tauke, Bec Willenborg

Absent:

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

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

Willenborg made a motion to approve the October 9, 2017 Minutes. Motion seconded by Stelken.

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

Nays:

Motion Carried

2nd Item: Approve Plat of Survey Parcel 2017-64 of Part of Parcel 2017-63 and Part of the Abandoned Railroad Right of Way in the Northeast Quarter of the Southwest Quarter of Section 26, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa. Parcel 2017-65 of Part of Parcel 2017-63 and Part of the Abandoned Railroad Right of Way in the Northeast Quarter of the Southwest Quarter of 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 is purchasing some additional land. He is splitting his property into 2 lots; one will be for his buildings.

Chairman Olberding asked City Administrator Mick Michel if the City had any issues. Michel advised there were no issues. Both parcels have connections to rights-of-way. Lot 2017-64 is in the flood plain and will not include the buildings. The commission asked if that was the reason for the odd shape of the parcels; Schroeder advised it was.

After no further discussion, Murphy made a motion to approve the Plat of Survey Parcel 2017-64 and Parcel 2017-65. Motion seconded by Tauke.

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

Nays:

Motion Carried

3rd Item: Approve Final Plat Smith's Subdivision No. 2, City of Dyersville, Dubuque County, Iowa Lot 6; the South 834 feet of the West 18 feet of Lot 5; the North 90 feet of the West 13 feet of Lot 5; the south 809 feet of the East 34 feet of Lot 5; the South 25 feet of the North 115 feet of the East 34 feet of Lot 5, the South 809 feet of the West Half of Lot 4; the South 25 feet of the North 115 feet of the West 26 feet of Lot 4, all in Smith's Subdivision; and Lot 4 and Lot 6 of Tegeler Subdivision, all in the City of Dyersville, Dubuque County, Iowa. Plat submitted by Allan Greve.

Allan Greve was present and advised he is separating off the back part of his property across the creek and selling it to Dave Meyer. Greve does not have access to it and can't do anything with it. That land is right next to Meyer's house and buildings. Greve also advised he is separating his house from the rest of the property so the house is out of the flood plain. He will continue to own Lot 2.

Chairman Olberding asked City Administrator Mick Michel if the City had any issues. Michel advised he previously had a conversation with Greve. His initial concern was that Lot 3 would have no connection to a right-of-way and that has been corrected. Lot 2 will have access to 2nd Avenue SW. Michel advised Lot 2 and Lot 3 are in the flood plain.

After no further discussion, Gibbs made a motion to approve Final Plat of Smith's Subdivision No. 2. Motion seconded by Cahill.

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

Nays:

Motion Carried

The meeting adjourned at 6:38 PM on a motion by Gibbs, seconded by Cahill.



Lori A. Pantan – Recording Secretary

11/13/17
Date