

PLANNING & ZONING COMMISSION MEETING
CITY OF DYERSVILLE

April 9, 2018

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, Bec Willenborg,
Dan Willenborg

Absent: Matt Tauke

1st Item: Approve Minutes of the March 12, 2018, 2018 Meeting

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

Gibbs made a motion to approve the March 12, 2018 Minutes. Motion seconded by Bec Willenborg.

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

Nays:

Absent: Matt Tauke

Motion Carried

2nd Item: Approve Urban Renewal Plan Amendment – Westridge 10th Addition

Mick Michel advised this is a redistricting of a TIF district. Lots 1, 2 & 3 were in a TIF district and will be reestablished back into the TIF district for development on Lot 1. A dental clinic is planned for Lot 1. This amendment will reset the clock for 20 years.

After no further discussion, Bec Willenborg made a motion to receive & file the Urban Renewal Plan Amendment – Westridge 10th Addition. Motion seconded by Dan Willenborg.

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

Nays:

Absent: Matt Tauke

Motion Carried

3rd Item: Approve Final Plat of CE Burkle Addition No. 2 in the City of Dyersville, Iowa. Plat submitted by Carl & Elaine Burkle.

Carl Burkle was present and stated that he has 39 acres behind Beckman High School that he is subdividing for 3 potential developers. Lot 5 is a ROW created to continue 17th St SE to 15th Ave SE. There could be 70 lots available within this property. The developer had been waiting for the housing needs study to be completed and is willing to meet the needs addressed in the study.

Chairman Olberding asked if the City had any issues with the Plat. Michel stated that prior issues have been resolved. The majority of the property is currently zoned A-1 and will need to be rezoned before development.

Chairman Olberding asked if there were any public comments. Reta Hefel of 1335 15th Ave SE, owns the house within this property. She is in the process of trying to sell her property and was unaware of any subdivision plans. She questioned what was going to happen with her property and current easements. Carl Burkle informed her that he would continue to maintain the easement to her property and that would not change if the property changed hands.

After no further discussion, Cahill made a motion to approve the Final Plat of CE Burkle Addition No. 2. Motion seconded by Bec Willenborg.

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

Nays:

Absent: Matt Tauke

Motion Carried

4th Item: Approve Preliminary/Final Plat Westridge Estates 11th Addition. Plat submitted by K & K Building / Jerry Koch.

Jerry Koch was present and stated that this addition will basically be the same layout as 11th St SW and runs parallel to 11th St SW.

There are no city issues with this Final Plat. At this time there is not an approved Development Agreement. The Commission can approve this plat with the contingency that the City Council approves the Development Agreement or the Commission can table it for 30 days. The proposed lots are a little larger than those on 11th St SW. This property is zoned R-1.

After no further discussion, Murphy made a motion to approve the Preliminary/Final Plat Westridge Estates 11th Addition contingent upon City Council approval of the Development Agreement. Motion seconded by Gibbs.

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

Nays:

Absent: Matt Tauke

Motion Carried

The meeting adjourned at 6:55 PM on a motion by Gibbs, seconded by Ben Willenborg.

Mary Jo Goldsmith – Recording Secretary

4/9/18
Date