

# **PLANNING & ZONING COMMISSION MEETING**

## **CITY OF DYERSVILLE**

*Lower Level Council Chambers*

**September 10, 2018**

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

**Roll Call: Present:** Commission Members: Roger Gibbs, Tim Nefzger, Dan Olberding, Wayne Stelken, Bec Willenborg, Dan Willenborg

**Absent:** Ryan Cahill, Matt Tauke

**1<sup>st</sup> Item: Approve Minutes** of the August 13, 2018 Meeting

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

Roger Gibbs made a motion to approve the August 13, 2018 Minutes. Motion seconded by Dan Willenborg.

Roll Call Vote: **Ayes:** Roger Gibbs, Tim Nefzger, Dan Olberding, Wayne Stelken, Bec Willenborg, Dan Willenborg

**Nays:**

**Motion Carried**

**2<sup>nd</sup> Item: Approve Preliminary Plat** of Bell 2<sup>nd</sup> Addition to the City of Dyersville, Dubuque County, Iowa Comprised of Lot 1 of Bell Addition to the City of Dyersville, Dubuque County, Iowa. Plat submitted by Dave Bell.

Dave Bell was not present. City Administrator, Mick Michel, advised Bell and the buyer of Lot 2 made changes to a plat that was previously submitted but not recorded with the County. Bell is keeping Lot 1 and 3, Lot 2 will be sold. Since Lot 3 was added it had to touch a roadway so a 20' access easement was added, and it has a 30' utility easement. Since there are 3 lots, this is considered a subdivision and a Preliminary and Final Plat are required. Michel advised Lots 1 and 3 were shortened to allow for Lot 3. Michel advised the city has no issues.

The commission asked what Bell's intent was regarding Lot 3. Michel advised Bell wants to be able to sell it if he can. The commission had questions about the access easement. Michel advised the access easement is 20' and is part of Lot 3. However, Lot 3 needs to allow access to Lots 1 and 2. The commission asked if the 20' setbacks were acceptable for the front of the building. Michel advised since this is considered the side of the lot, it conforms to the city code.

After no further discussion, Wayne Stelken made a motion to approve the Preliminary Plat of Bell 2<sup>nd</sup> Addition to the City of Dyersville, Dubuque County, Iowa. Motion seconded by Bec Willenborg.

Roll Call Vote: **Ayes:** Roger Gibbs, Tim Nefzger, Dan Olberding,  
Wayne Stelken, Bec Willenborg, Dan Willenborg

**Nays:**

**Motion Carried**

**3<sup>rd</sup> Item: Approve Final Plat** of Bell 2<sup>nd</sup> Addition to the City of Dyersville, Dubuque County, Iowa Comprised of Lot 1 of Bell Addition to the City of Dyersville, Dubuque County, Iowa. Plat submitted by Dave Bell.

City Administrator, Mick Michel, advised there is no difference between the Preliminary and Final Plat. Since there were more than 2 lots, this required a Preliminary and Final Plat.

After no further discussion, Bec Willenborg made a motion to approve the Final Plat of Bell 2<sup>nd</sup> Addition to the City of Dyersville, Dubuque County, Iowa. Motion seconded by Tim Nefzger.

Roll Call Vote: **Ayes:** Roger Gibbs, Tim Nefzger, Dan Olberding,  
Wayne Stelken, Bec Willenborg, Dan Willenborg

**Nays:**

**Motion Carried**

**4<sup>th</sup> Item: Approve Urban Renewal Plan Amendment – Water and Sewer Main Relocation Project.**

City Administrator, Mick Michel, advised this done during the interchange project. Some water and sewer mains had to be relocated and now payment is due to the DOT. This is using TIF money to pay for the project. This required an amendment and to be safe it was submitted to the Planning & Zoning for approval. It will then go to City Council for approval.

After no further discussion, Dan Olberding made a motion to approve the Urban Renewal Plan Amendment – Water and Sewer Main Relocation Project. Motion seconded by Wayne Stelken.

Roll Call Vote: **Ayes:** Roger Gibbs, Tim Nefzger, Dan Olberding,  
Wayne Stelken, Bec Willenborg, Dan Willenborg

**Nays:**

**Motion Carried**

**Meeting adjourned at 6:39 PM on a motion by Bec Willenborg, seconded by Tim Nefzger.**

*Lori A. Panton*

\_\_\_\_\_  
Lori A. Panton – Recording Secretary

9/10/18  
Date