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## MINUTES

Meeting called to order by Chairperson Tim Nefzger at 6:30 pm.

### ROLL CALL

**PRESENT:** Chairperson Tim Nefzger, Vice Chairperson Roger Gibbs, Joe Petsche, Matt Tauke

**ABSENT:** Ryan Cahill, Bec Willenborg

### AGENDA ITEMS

1. Election of Chairperson

Roger Gibbs nominated Tim Nefzger for Chairperson; Seconded by Joe Petsche

Voting Yea: Roger Gibbs, Tim Nefzger, Joe Petsche, Matt Tauke.

Voting Nay:

Motion carried.

2. Election of Vice Chairperson

Tim Nefzger nominated Roger Gibbs for Vice Chairperson; Seconded by Matt Tauke

Voting Yea: Roger Gibbs, Tim Nefzger, Joe Petsche, Matt Tauke.

Voting Nay:

Motion carried.

3. Approve Minutes of the April 13, 2026, Planning & Zoning Commission Meeting.

There were no comments or questions regarding the minutes.

Motion to approve the Minutes of the April 13, 2026, Planning & Zoning Commission Meeting made by Roger Gibbs, Seconded by Tim Nefzger.

Voting Yea: Roger Gibbs, Tim Nefzger, Joe Petsche, Matt Tauke.

Voting Nay:

Motion carried.

4. Approve Final Plat of K & K Plat 4, City of Dyersville, Delaware County, Iowa. Lot 31 of Westridge Estates 6th Addition, City of Dyersville, Delaware County, Iowa.

Dave Schneider, Land Surveyor, was present and advised this is a duplex in the southwest part of Dyersville with a zero-lot line. This is currently being rented but the owner would like the unit split in case she wants to sell it.

City Administrator, Mick Michel, stated the city had no issues with this plat.

There was no further discussion on this item.

Motion to approve Final Plat of K & K Plat 4, City of Dyersville, Delaware County, Iowa made by Roger Gibbs, Seconded by Joe Petsche.

Voting Yea: Roger Gibbs, Tim Nefzger, Joe Petsche, Matt Tauke.

Voting Nay:

Motion carried.

5. Approve Final Plat of Valley Oaks Subdivision Plat 2, City of Dyersville, Dubuque County, Iowa. Replat of Lot 3 of the Subdivision of Lot 7 of Valleyoaks Subdivision, City of Dyersville, Dubuque County, Iowa.

Dave Schneider, Land Surveyor, was present and stated Meyer wants to split their property and sell the wooded area to the neighbors; which these lots are directly behind. The plan is for Lots 2 and 3 to be deeded over to the neighbors. There are no plans for houses to be built on these lots.

City Administrator, Mick Michel, stated that lots 2 and 3 are land-locked, but with purchase agreements between the neighbors there are no issues provided the land sale happens.

There was no further discussion on this item.

Motion to approve Final Plat of Valley Oaks Subdivision Plat 2, City of Dyersville, Dubuque County, Iowa made by Tim Nefzger, Seconded by Matt Tauke.

Voting Yea: Roger Gibbs, Tim Nefzger, Joe Petsche, Matt Tauke.

Voting Nay:

Motion carried.

6. Approve Final Plat of Thier Farm Subdivision, Dubuque County, Iowa. The South Half of the Southeast Quarter and the West 30 Feet of the Northeast Quarter of the Southeast Quarter of Section 23; and the North Half of the Northeast Quarter, the North 30 Acres of the Southeast Quarter of the Northeast Quarter, and Lots 1, 2 and 3 of the Southwest Quarter of the Northeast Quarter of Section 26; all in Township 89 North, Range 2 West of the 5th P.M., Dubuque County, Iowa.

Dave Schneider, Land Surveyor, was present and stated he has worked with Larry Thier on reorganizing his farm ground so Thier could sell some of the land. It was submitted to Dyersville because it is within the two-mile jurisdiction. Thier plans to sell Lots 1 and 2 this year which is crop ground. The crop ground has access from Hickory Valley Road. In a couple of years, he plans on selling Lot 3 which is the buildings and pasture. He plans on keeping Lot 4 and building a new house which has access to Lansing Road.

City Administrator, Mick Michel, questioned if Thier was selling the property for Ag or other reasons. Schneider advised the plan is to sell the property for agricultural reasons. Michel also questioned the Hickory Valley Road and the easements along the road as in Detail B of the plat. Schneider advised Hickory Valley Road is a dead-end stub road that provides entrance to the property. The road is 66' wide but Thier owns a 30' wide Right-of-Way along the road all the way to Dyersville East Road. Thier will keep this ownership. Schneider addressed the commission to clarify this on the plat.

It was clarified that the sale of the land would be for Ag purposes. There were questions about the possibility of the land being subdivided. Schneider advised that as Ag, the county allows for one single family unit to be built on the 45-46 acre lots. If someone purchased the land to subdivide, the property would need to be re-zoned and go through another approval process.

Jane Boge, neighboring property owner, was concerned about the water source if this would become subdivided. It was stated that someone would need to submit a new plan to the county and city again. Michel stated there are also water and sewer services close to the property.

Michel stated the submitted plat would allow for a maximum of 4 residential houses. Michel stated the city does not object to this request.

There was no further discussion regarding this matter.

Motion to approve Final Plat of Thier Farm Subdivision, Dubuque County, Iowa made by Roger Gibbs, Seconded by Matt Tauke.

Voting Yea: Roger Gibbs, Tim Nefzger, Joe Petsche, Matt Tauke.

Voting Nay:

Motion carried.

## **ADJOURNMENT**

Motion to adjourn at 6:49 pm made by Matt Tauke, Seconded by Roger Gibbs.

A handwritten signature in cursive script that reads "Lori A. Pantan".

Lori A. Pantan, recording Secretary