

MINUTES

ROLL CALL

PRESENT: Ryan Cahill, Chairperson Roger Gibbs, Vice-Chairperson Tim Nefzger, Bec Willenborg
ABSENT: Joe Petsche, Matt Tauke

AGENDA ITEMS

1. Election of Chairperson
Roger Gibbs nominated Tim Nefzger for Chairperson, Seconded by Ryan Cahill
Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Bec Willenborg
Voting Nay:
Motion Carried
2. Election of Vice Chairperson
Ryan Cahill nominated Roger Gibbs for Vice Chairperson, Seconded by Tim Nefzger
Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Bec Willenborg
Voting Nay:
Motion Carried

Roger Gibbs turned the meeting over to Tim Nefzger.

3. Approve Minutes of the June 9, 2025, Planning & Zoning Committee meeting.

There were no changes or comments regarding the minutes:

Motion to approve Minutes of the June 9, 2025, Planning & Zoning Commission meeting made by Roger Gibbs, Seconded by Ryan Cahill.

Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Bec Willenborg

Voting Nay:

Motion carried

4. Approve Preliminary Plat 20 West Industrial Center Eight Addition in the City of Dyersville. Section 2, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa.

Roger Gibbs stated that Jacque Rahe with DEDC could not attend the meeting. City Administrator Mick Michel stated he worked with DEDC on this development, and this is just part of the formal plat process. Michel stated the infrastructure, and the streets were already installed according to city standards. These will be deeded over to the city. Michel also stated there is development ready to start on 2 of the lots. Lot C is a detention cell, and D is for a future street; both will be deeded over the city as well.

Ron Vorwald, 3254 245th Street, was present and stated he did not have any issues with warehousing type businesses being developed. He would like decent businesses to go there.

Michel stated there are covenants set forth for this development and he didn't think DEDC would bring in something the neighbors would disagree with.

There was no further discussion regarding this matter.

Motion to approve Preliminary Plat of 20 West Industrial Center Eighth Addition in the City of Dyersville made by Roger Gibbs, Seconded by Bec Willenborg.

Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Bec Willenborg

Voting Nay:

Motion carried

5. Approve Final Plat of 20 West Industrial Center Eighth Addition in the City of Dyersville, Delaware County, Iowa. Subdivision is located in 20 West Industrial Center Fourth Addition in the North 1/2 of the Northwest Fractional Section 2, Township 88 North, Range 3 West of the 5th Principal Meridian.

This is just the final plat from the previous item. City Administrator Mick Michel stated the city has no issues with the plat.

There was no further discussion regarding this matter.

Motion to approve Final Plat 20 West Industrial Center Eighth Addition in the City of Dyersville, Delaware County, Iowa made by Roger Gibbs, Seconded by Tim Nefzger.

Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Bec Willenborg

Voting Nay:

Motion carried

6. Approve Final Plat of Dream Way Addition, City of Dyersville, Delaware County, Iowa. Lot 2 in Westridge Estates 12th Addition in the City of Dyersville, Delaware County, Iowa.

Nathan Runde, property owner, was present and stated Lot 1 is where the proposed hotel was going to be built and Lot 2 would be for future development.

City Administrator Mick Michel stated access to Lot 1 is through an access easement that goes through Lot 2 from Field of Dreams Way.

There was no further discussion regarding this matter.

Motion to approve Final Plat of Dream Way Addition, City of Dyersville, Delaware County, Iowa made by Bec Willenborg, Seconded by Roger Gibbs.

Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Bec Willenborg

Voting Nay:

Motion carried

ADJOURNMENT

Meeting adjourned at 6:39 pm on a motion by Roger Gibbs, Seconded by Ryan Cahill.



Lori A. Pantan, recording Secretary