



MINUTES

ROLL CALL

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

ABSENT: Matt Tauke

AGENDA ITEMS

1. Approve Minutes of the May 13, 2024, Planning & Zoning Meeting.

There were no questions, changes or comments.

Motion to approve Minutes of the May 13, 2024, meeting made by Bec Willenborg. Seconded by Tim Nefzger.

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

Voting Nay:

Motion carried.

2. Approve Plat of Survey of Parcel 2024-38 in Part of Lot 2 in Sunset Heights No. 2 in the City of Dyersville and Delaware County, Iowa. Parcel 2024-39 in Lot 12 in Block 1 of Sunset Heights No. 1 in the City of Dyersville, Delaware County, Iowa. Except Parcel G; and Part of Lot 2 in Sunset Heights No. 2 in the City of Dyersville, Delaware County, Iowa. Plat submitted by Mark & Georgia Brown.

Rose Schneider with Schneider Land Surveying was present and stated this was just a lot line reconfiguration. Currently the house and the garage are in different lots. This is putting the house and garage in the same lot and surveying off the remaining property.

City Administrator Mick Michel asked what the plans were for the remaining lot. Mark Brown, the property owner, stated he was keeping it as is. There are no plans to build on it or sell it.

Commission member Nefzger stated there was an easement/entry in place for the second lot if it was sold in the future. Nefzger also asked if this would need Delaware County approval. Michel said it did not since it was in the city limits. It is only property within 2 miles of the city limits that needs both city and county review.

Michel stated he had no issues with the plat.

There were no further comments or questions.

Motion to approve Plat of Survey of Parcel 2024-38 and 2024-39 City of Dyersville, Dubuque County Iowa made by Tim Nefzger. Seconded by Bec Willenborg.

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

Voting Nay:

Motion carried.

3. Approve Final Plat of Reitinger Farm Subdivision Plat 3, Dubuque County, Iowa. Lot 1 and Lot 2 of Reitinger Farm Subdivision Plat 2, Dubuque County, Iowa. Plat submitted by Daniel & Lori Reitinger.

Rose Schneider with Schneider Land Surveying was present and stated that Reitingers are looking to sell some of their land to one of the sons. This plat is reconfiguring the lot lines to put the house and shed in the same lot and provide for some property around the shed. The remaining land will be sold to the son.

City Administrator Mick Michel had no issues with the plat.

There were no further questions or comments.

Motion to Approve Final Plat of Reitinger Farm Subdivision Plat 3, Dubuque County, Iowa made by Ryan Cahill. Seconded by Joe Petsche.

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

Voting Nay:

Motion carried.

4. Approve Final Plat of K & K Addition Plat 2, City of Dyersville, Iowa. Lot 2 of Westridge Estates 9th Addition, City of Dyersville, Delaware County, Iowa. Plat submitted by Jeanine Koch / K & K Building & Supply.

Rose Schneider with Schneider Land Surveying was present and stated Jeanine Koch is splitting a condo into two lots for them to be sold.

City Administrator Mick Michel stated this is an existing building with a firewall between the two units and is just splitting it down the middle. He had no issues with the plat.

Commission member Tim Nefzger said they have done several of these in the past.

There were no further questions or comments.

Motion to Approve Final Plat of K & K Addition Plat 2, City of Dyersville, Iowa made by Tim Nefzger. Seconded by Bec Willenborg.

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

Voting Nay:

Motion carried.

5. Approve Final Plat of K & K Addition Plat 3, City of Dyersville, Delaware County, Iowa. Lot 4 of Westridge Estates 9th Addition, City of Dyersville, Delaware County, Iowa. Plat submitted by Jeanine Koch / K & K Building & Supply.

Rose Schneider with Schneider Land Surveying was present and stated this is another condo that Jeanine Koch is splitting into two lots.

City Administrator Mick Michel stated there were no issues with the plat.

There were no further questions or comments.

Motion to Approve Final Plat of K & K Addition Plat 3, City of Dyersville, Iowa made by Tim Nefzger. Seconded by Bec Willenborg.

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

Voting Nay:
Motion carried.

6. Approve Final Plat Lake View Estates in the City of Dyersville, Delaware County, Iowa. Plat submitted by Bill Hermsen / Hermsen Construction.

Recording Secretary Lori Panton stated that a revised plat and additional reports were on the table before the commission members.

Chairperson Roger Gibbs stated that at the last meeting there were some issues that needed to be resolved regarding the plat. He asked if those issues had been resolved.

Bill Hermsen, developer, was present and stated there are no issues because all his runoff will remain on his property.

City Administrator Mick Michel stated that he and the Public Works Director met with Buesing staff and supplied recommendations for storm sewer and water runoff. Michel stated that it appears those recommendations were met on the revised plat. Michel also stated that they are still evaluating the water runoff reports as this is part of the development agreement. Michel said things are moving along they just need to finalize the reports. Michel stated he also spoke with Koch's legal counsel and there will be no runoff going into the drainage ditch. The outlet will probably go to Lot B or 332nd Avenue. Michel said the sewer easements were being negotiated with both parties. There are two options they are looking at, with one being gravity flow or possibly a lift station. Michel also stated the land to the south of this subdivision (FarmTek) is slated for commercial development. Michel would like to see something in the covenants addressing this to prevent future homeowners from trying to stop the development. Overall, the development agreement will be the final governing body.

Chairperson Gibbs asked where the Planning & Zoning Commission falls within this process. Michel stated that like in any previous subdivision items, they provide their recommendation to the city council. This can happen now, or it can wait until the development agreement is completed, but that has not been the normal process in the past.

Commission Member Tim Nefzger wanted to confirm that the runoff and tile issues from the last meeting were handled. Michel stated the tile issue was already there and taken care of. The runoff is waiting for the study to determine if it is increasing or not and where it will drain to. As previously stated, the sanitary sewer has two options and they are working on that.

Gibbs asked if Jeanine Koch would like to address the commission. Koch stated her attorney met with Michel and the mayor. Her attorney has been busy, and she has not heard back from him so she could not comment.

Gibbs stated that he did have a conversation with Koch last week to provide him with a progress report.

Michel stated that based on the concept design previously submitted by Koch, this subdivision fits in with that, and does not have a problem with this plat being approved. Koch stated the lot sizes may change from the original concept design. Michel said that would not be a problem, but the street structure would need to remain the same.

Nefzger wanted to confirm that if this final plat is approved that there were more safeguards in place to handle the runoff issues. Michel stated the council will need to approve the final plat and the development agreement lays out in more detail what needs to take place. Michel

suggested that if approving he would like the commission to include a provision that the developer include language in the covenant to prevent future owners from prohibiting future commercial development to the south.

There were no further questions or comments.

Motion to Approve Final Plat of Lake View Estates in the City of Dyersville, Iowa provided the developer provides economic development protection to Lot 2 of the Southwest Commercial Park 2nd Addition in his covenant. Motion made by Bec Willenborg. Seconded by Tim Nefzger. Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Joe Petsche, Bec Willenborg
Voting Nay:
Motion carried.

ADJOURNMENT

Meeting adjourned at 6:54 pm on a motion made by Ryan Cahill. Seconded by Tim Nefzger.

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

Lori A. Panton, recording Secretary