



MINUTES

Meeting called to order by Vice-Chairperson Roger Gibbs at 6:30 pm.

ROLL CALL

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

ABSENT: Chairperson Tim Nefzger, Matt Tauke

AGENDA ITEMS

1. Approve Minutes of the February 9, 2026 Planning & Zoning Meeting.

There were no comments or questions regarding the minutes.

Motion to approve the Minutes of the February 9, 2026 Planning & Zoning Meeting made by Bec Willenborg, Seconded by Ryan Cahill.

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

Voting Nay:

Motion carried.

2. Approve Plat of Survey and Plat of Access and Utility Easement. Lot 1 in Part of the Southeast Quarter of the Northeast Quarter of Section 18, Township 88 North, Range 2 West of the 5th P.M., Dubuque County, Iowa. Plat submitted by Travis Recker.

Travis Recker was present and advised that he wants to purchase 3 acres of land from his parent's property to build a house. He is just within 2 miles of the city limits.

City Administrator, Mick Miched, stated that there is an access and utility easement on the plat and asked if there were any restrictions regarding the easement. If the property is sold, a new owner could assume they have the right to use that easement when they may not. Recker stated restrictions would be specified in the deed when the property would be sold. Recker's parents also have their own established driveway. Michel advised that this issue has come up in the past and suggests that an agreement be put in place regarding the use of the easements.

There was no further discussion on this matter.

Motion to approve the Plat of Survey and Plat of Access and Utility Easement. Lot 1 in Part of the Southeast Quarter of the Northeast Quarter of Section 18, Township 88 North, Range 2 West of the 5th P.M., Dubuque County, Iowa. made by Joe Petsche, Seconded by Bec Willenborg.

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

Voting Nay:

Motion carried.

3. Approve Plat of Survey of **Parcel 2026-14** Part of the East Half (E1/2) of the Northwest Quarter (NW1/4) and Part of Parcel B, all in Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. **Parcel 2026-15** Part of the East Half (E1/2) of the Northwest Quarter (NW1/4) and Part of Parcel B, all in Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. **Parcel 2026-16** Part of Parcel B, all in Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. Plat submitted by Gary Wessels.

Bill Burger, the land surveyor, was present because Gary Wessels was out of town. Burger stated that Wessels is platting off the house/buildings from the hog confinement buildings and Delaware County requires the remaining part of the parcel to be platted off. The house/buildings are on Parcel 2026-14 and Wessels plans to sell this in the future. The hog confinement buildings Wessels plans on keeping and that is Parcel 2026-15. The remaining land is Parcel 2026-16 and that is farm ground that will be sold to Wessels son.

City Administrator, Mick Michel, questioned what the squiggle lines represented on Parcel 2026-16. Burger advised that means the line will go further to the east. The full line could not be done on the plat, so the jagged line represents the line extends further. Burger stated the county is OK with that.

Michel also asked if easements A, B & C had restricted use so future owners of the property would be aware of the restrictions. Burger originally stated they were and that would be listed in the deed at the time of the sale. Michel stated that he felt the city and commission should be aware of what the restrictions were. Michel stated the city has had to deal with issues from previous plats that had restricted easements. Michel did not feel it unreasonable to ask what the restrictions were and possibly have them added to the plat. Vice-Chairperson Gibbs asked if the issues that came up were plats within the city limits or within the 2-mile jurisdiction. Michel stated it was a plat within 2 miles.

The commission questioned Easement C and asked if it was alright to overlap into another parcel. Burger stated it can go into another lot, and he did it that way so if farm equipment is driven through that easement there is room at the end to turn into either the field or the hog confinement parcel.

Vice-Chairperson Gibbs asked for comments or discussion from the commission. Member Ryan Cahill stated he would like to know what the restrictions would be before making a decision regarding the plat. Burger stated he did not know what the restriction might be, that it would be decided between Wessels and his lawyer. Burger stated he has never called out restricted easements on his plats. Michel stated if there were no restrictions that is fine that was all he and the board need to know but if there are restrictions, the commission and the city should know what they are. Burger stated that there are no restrictions regarding the easements. Michel was fine with that.

There was no further discussion on this matter.

Motion to approve the Plat of Survey of Parcel 2026-14, Parcel 2026-15 and Parcel 2026-16 all in Delaware County, Iowa, made by Bec Willenborg, Seconded by Joe Petsche.

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

Voting Nay:

Motion carried.

ADJOURNMENT

Motion to adjourn at 6:52 pm made by Ryan Cahill, Seconded by Bec Willenborg.

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

Lori A. Pantan, recording Secretary