

AGENDA

ROLL CALL

AGENDA ITEMS

- 1.** Approve Minutes of the December 8, 2025 Planning & Zoning Meeting
- 2.** Approve Plat of Survey of Lot 1-1 and Lot 2-1 of K.J. Bries Subdivision. A Division of Lot 1 of K.J. Bries Subdivision in Section Twenty-Nine (29), Township Eighty-nine North, (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa. Plat submitted by Melvin Nickol.

ADJOURNMENT



PLANNING & ZONING
 Lower Level Council Chambers
 Monday, December 08, 2025
 6:30 PM

MINUTES

ROLL CALL

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

ABSENT: None

AGENDA ITEMS

1. Approve Minutes of the October 13, 2025 Planning & Zoning Meeting

There were no changes or comments regarding the minutes.

Motion to approve the minutes of the October 13, 2025 Planning & Zoning meeting made by Bec Willenborg, Seconded by Roger Gibbs.

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

Motion carried.

2. Approve Final Plat of Dream Way Addition Plat 2, City of Dyersville, Delaware County, Iowa. Lot 3 of Westridge Estates 10th Addition, City of Dyersville, Delaware County, Iowa

Dave Schneider with Schneider Land Surveying was present. Schneider stated Nate Runde purchased a portion of property that was owned by Gary Boge. The property has existing access easements. Schneider stated Runde does not have any immediate plans at this time.

City Administrator Mick Miches stated the city had no issues with the plat. It has the necessary access and utility easements. He recommends approval of the plat.

There was no further discussion regarding this matter.

Motion to Approve Final Plat of Dream Way Addition Plat 2, City of Dyersville, Delaware County, Iowa. Lot 3 of Westridge Estates 10th Addition, City of Dyersville, Delaware County, Iowa made by Roger Gibbs, Seconded by Ryan Cahill.

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

Motion carried.

3. Approve Final Plat of Vonderhaar Farm Subdivision, Dubuque County, Iowa. The West Half of the Southeast Quarter of the Southeast Quarter of Section 10, Township 89 North, Range 2 West of the 5th P.M., Dubuque County, Iowa.

Dave Schneider with Schneider Land Surveying was present. Schneider stated he was working with Mike Vonderhaar who is the son of the owner and caretaker of the property. Vonderhaar plans on moving back to Iowa and will probably build a house on the property. Schneider stated

the plat is just 2.42 acres off the farm ground. The plat is being presented because it is within the 2-mile jurisdiction.

City Administrator Mick Michel questioned the fence line note on the plat. Schneider stated the fence line is not in line with the property line. Schneider put that on the plat to bring attention to the issue. Schneider said the property owners on working on a solution for the issue. Michel stated the city has no issues with the plat.

There was no further discussion regarding this matter.

Motion to Approve Final Plat of Vonderhaar Farm Subdivision, Dubuque County, Iowa. The West Half of the Southeast Quarter of the Southeast Quarter of Section 10, Township 89 North, Range 2 West of the 5th P.M., Dubuque County, Iowa made by Matt Tauke, Seconded by Bec Willenborg.

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

Motion carried.

4. Approve Plat of Survey of Parcel 2025-86 Part of the Northeast Fractional Quarter (NE FRL. 1/4) of the Northeast Fractional Quarter (NE FRL. 1/4) of Section Five (5), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa.

Ray Tauke, property owner, was present and stated that he owns the property and is selling off 5.2 acres of the land that includes the existing buildings. There is no house there but assumes the new owner will build a house. The plat is presented because it is within the 2-mile jurisdiction.

City Administrator Mick Michel asked if the access easement is the current driveway. Tauke said it was. The entrance is from 300th Avenue. Michel wanted to make sure there was no access directly onto highway 20. Michel stated the city has no issues with the plat.

There was no further discussion regarding this matter.

Motion to Approve Plat of Survey of Parcel 2025-86 Part of the Northeast Fractional Quarter (NE FRL. 1/4) of the Northeast Fractional Quarter (NE FRL. 1/4) of Section Five (5), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa made by Ryan Cahill, Seconded by Joe Petsche.

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

Motion carried.

5. Approve Final Plat of Lake View Estates #2 in the City of Dyersville, Iowa.

Bill Hermsen, property owner, was present and stated he took 2 of his lots and built a 3-plex on the lots and now needs to divide the property into 3 lots.

Chairman Nefzger stated if this was what they approved last time. City Administrator Mick Michel stated last time it was rezoning the lots; this is dividing the lots. Michel asked if there was a firewall between each unit and Hermsen stated there was. Commission member Gibbs asked Michel if that is something that the committee needs to take into consideration when approving plats. Michel said they do not, he asked the question to make sure the developer

was following state code. If the answer had been no, Michel said he would not recommend approval of the plat.

There was no further discussion regarding this matter.

Motion to Approve Final Plat of Lake View Estates #2 in the City of Dyersville, Iowa made by Roger Gibbs, Seconded by Tim Nefzger.

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

Voting Nay:

Motion carried.

ADJOURNMENT

Motion to adjourn at 6:41 pm made by Bec Willenborg, Seconded by Matt Tauke.



Lori A. Pantan, recording Secretary

INDEX LEGEND

LOCATION: LOT 1 OF K.J. BRIES SUBDIVISION
 PROPRIETORS: RAM MINI-STORAGE LLC
 REQUESTOR: MELVIN NICKOL
 SURVEYOR: BILL BURGER
 SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR
 RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 | (563) 590-1964

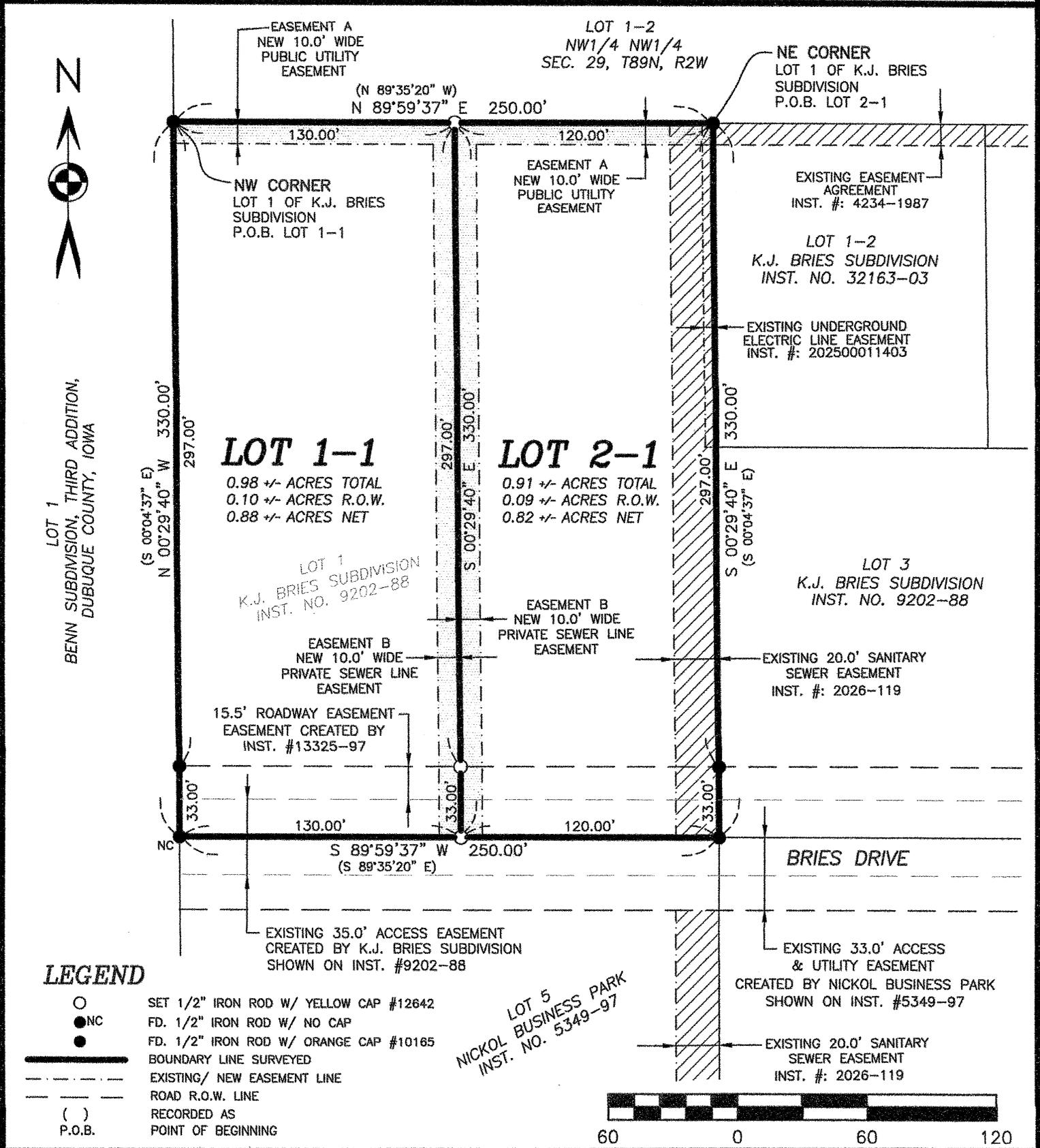
Item 2.

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

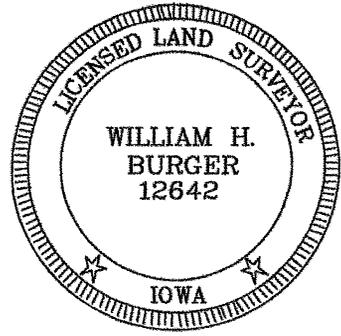
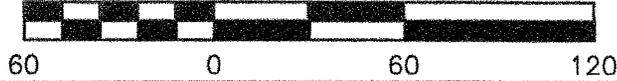
LOT 1-1 AND LOT 2-1 OF K.J. BRIES SUBDIVISION

A DIVISION OF LOT 1 OF K.J. BRIES SUBDIVISION IN SECTION TWENTY-NINE (29), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE TWO WEST (R2W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA



LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- NC FD. 1/2" IRON ROD W/ NO CAP
- FD. 1/2" IRON ROD W/ ORANGE CAP #10165
- BOUNDARY LINE SURVEYED
- - - - - EXISTING/ NEW EASEMENT LINE
- - - - - ROAD R.O.W. LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING



DATE OF SURVEY: 1/16/2026 SCALE: 1" = 60' SHEET 1 OF 2

PROPRIETORS: SEE INDEX LEGEND

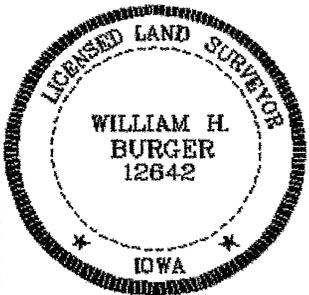
I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

William H. Burger 1/26/26
 WILLIAM H. BURGER #12642 DATE

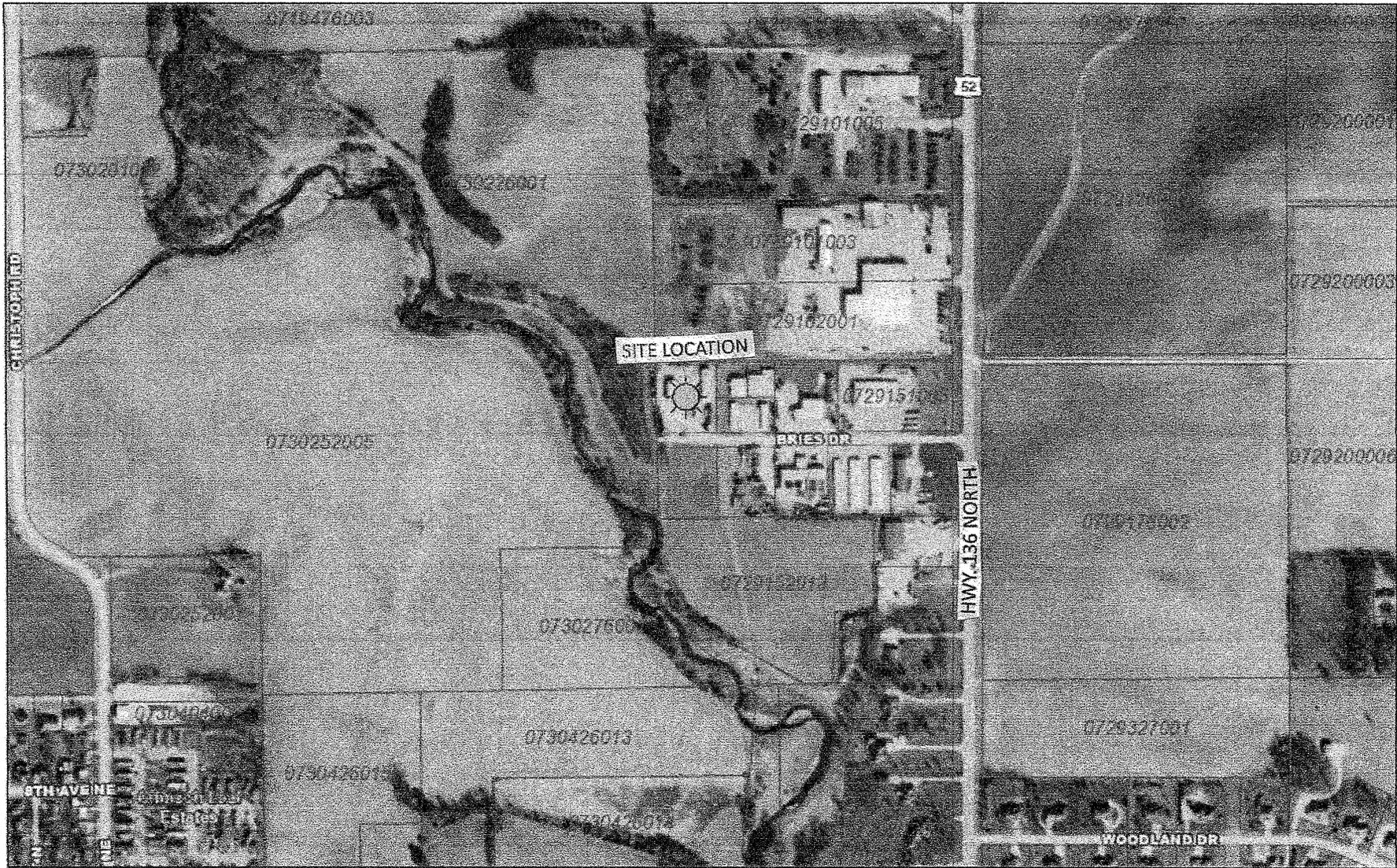
Wm. Burger
 LandSurveyor
 510 3rd Street West Court
 Worthington, Iowa 52078

DESCRIPTION

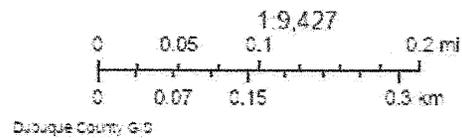
LOT 1-1 AND LOT 2-1 OF K.J. BRIES SUBDIVISION – A division of Lot 1 of K.J. Bries Subdivision in Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa as recorded in the Office of the Dubuque County Recorder File number 9202-88 containing a total of 1.89 acres more or less including 0.19 acres more or less of private road right of way, divided into Two (2) lots and numbered Lot 1-1 and Lot 2-1 as shown on the attached plat; **subject to easements, reservations, restrictions, and rights of way of record and not of record;**

 <p>The seal is circular with a double-line border. The outer ring contains the text "LICENSED LAND SURVEYOR" at the top and "IOWA" at the bottom, separated by two small stars. The center of the seal contains the name "WILLIAM H. BURGER" and the license number "12642".</p>	<p><u>SURVEYORS CERTIFICATE</u></p> <p>I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa;</p> <p>My license renewal date is December 31, 2026</p> <p><i>William H. Burger</i> / 1/26/26 Date Reg. No. 12642</p> <p>William H. Burger Sheet No. <u>2</u> covered by this seal</p>
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LOCATION MAP



1/26/2026, 2:22:51 PM



ArcGIS Web Map



1/30/2026, 10:16:03 AM

