

PLANNING & ZONING COMMISSION MEETING

CITY OF DYERSVILLE

Lower Level Council Chambers

September 9, 2019

Meeting called to order by Chairman Dan Olberding at 6:30 P.M.

Roll Call: Present: Commission Members: Ryan Cahill, Roger Gibbs, Tim Nefzger
Dan Olberding, Wayne Stelken, Matt Tauke

Absent: Mike Schlichte, Bec Willenborg

1st Item: Approve Minutes of the August 12, 2019 Meeting

Chairman Olberding asked for questions or comments and there were none.

Roger Gibbs made a motion to approve the August 12, 2019 Minutes. Motion seconded by Tim Nefzger.

Roll Call Vote: **Ayes:** Ryan Cahill, Roger Gibbs, Tim Nefzger, Dan Olberding,
Wayne Stelken, Matt Tauke

Nays:

Motion Carried

2nd Item: Approve Final Plat of Castle Hill Plat 3, City of Dyersville, Dubuque County, Iowa. Outlot 'A' in Castle Hill Plat 2 and Lot 1 in the Northwest Quarter of the Northeast Quarter of Section 8, Township 88 North, Range 2 West of the 5th P.M., City of Dyersville, Dubuque County, Iowa.

Tom Hageman (developer) and Dave Schneider (surveyor) were present. Hageman stated the final plat is similar to the preliminary plat. The lot layout is the same, but the utility easements were fine tuned. Hageman stated he worked with the City on finalizing the easements.

City Administrator, Mick Michel, asked if the shared access and utility easement of Deer Run Court SE would be city street or private access. Hageman stated it would be private access. Michel stated there was a Development Agreement in place regarding the subdivision and the city had no other issues.

Chairman Olberding asked if the county had or would need to provide sight distance approval for the entrance. Michel advised this was within the city and he did not feel there would be an issue.

Committee Member Gibbs questioned if the lot owners would take care of the shared access and utility easement and he was advised they would.

Surveyor, Dave Schneider confirmed that the lot layout was the same and there were just some minor easement adjustments made from the preliminary plat. The lots remain at about an acre in size. He stated they walked off the development to make sure all were buildable.

Chairman Olberding asked if the issues that Jeff Digman had at the preliminary process were taken care of and if Digman had received a notice of the meeting. Recording Secretary Panton advised Digman was sent a courtesy notice. Hageman stated they are providing a 20' easement along Lot 1 for a landscaping buffer.

After no further discussion, Roger Gibbs made a motion to approve Final Plat of Castle Hill Plat 3, City of Dyersville, Dubuque County, Iowa. Motion seconded by Wayne Stelken.

Roll Call Vote: **Ayes:** Ryan Cahill, Roger Gibbs, Tim Nefzger, Dan Olberding,
Wayne Stelken, Matt Tauke

Nays:

Motion Carried

Meeting adjourned at 6:36 PM on a motion by Ryan Cahill, seconded by Matt Tauke.

Lori A. Panton

Lori A. Panton – Recording Secretary

9/9/19
Date