

PLANNING & ZONING COMMISSION MEETING

CITY OF DYERSVILLE

Monday, October 12, 2020

With Iowa cases of novel coronavirus, COVID-19, the Dyersville Planning & Zoning Commission meeting was held as an electronic meeting since it was impossible to be held in-person at the City Hall Council Chambers. The electronic meeting protected the commission members, city staff, and the public from the possible spread of the virus. Commission Members and City Staff attended the electronic meeting offsite.

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, Mike Schlichte, Wayne Stelken. Matt Tauke, Bec Willenborg

Absent:

City Administrator, Mick Michel, stated that due to COVID-19 pandemic, the Planning and Zoning meeting was being held electronically. The meeting would not be Zoom recorded but there would be an audio recording.

1st Item: Approve Minutes of the September 14, 2020 Meeting

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

Bec Willenborg made a motion to approve the September 14, 2020 Minutes. Motion seconded by Tim Nefzger.

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

Nays:

Motion Carried

2nd Item: Approve Final Plat of Survey of Maiers Place Plat 2, Dubuque County, Iowa. Lot 2 of Maiers Place in Section 19, Township 89 North, Range 2 West of the 5th P.M., Dubuque County, Iowa

Dave Schneider with Schneider Land Surveying was present and represented Horsfield Materials. He stated Horsfield is separating the ag ground on the south from the quarry area to the north. He said they are doing this at the recommendation of the county assessor. Most of the parcel is agricultural but taxes are being assessed as industrial. The assessor suggested dividing the property to lower taxes. Horsfield is not changing anything here, just trying to save money on taxes.

Chairman Olberding asked if the city had any issues. City Administrator Mick Michel advised he has no issues at this time. He stated he does not agree with why Horsfield is separating the land, but it does make sense. This solves the issue of Maiers parcel being stuck in the middle of another parcel. Olberding asked if this was in the city limits and was advised it is not but

within the 2-mile jurisdiction. Olberding also asked what happens when Horsfield expands operations into the ag parcel. Schneider stated that parcel would then get taxed as industrial. Schneider was not sure if Horsfield will expand into that area. It will depend on what the ground quality is like.

Olberding asked what will need to happen if this area is divided again. Michel stated it will require a subdivision plat and follow those policies. This is already technically a subdivision because the original lot is now being divided into three lots. If more lots are carved out, they will need a subdivision plan. Michel said this plat does make sense on how it is done. The current access drive could become a right-of-way. He does not have a problem on how this plat looks but does not like why they are doing it.

Commission Member Nefzger stated he works for a similar company and doing this does save on taxes. Michel said he understands that but when Horsfield originally took this to the county, they asked for the whole area to be industrial and now they want to change that. Schneider stated it was the assessor that suggested Horsfield divide the property to save on tax dollars.

After no further discussion, Roger Gibbs made a motion to approve the Final Plat of Survey of Maiers Place Plat 2, Dubuque County, Iowa. Lot 2 of Maiers Place in Section 19, Township 89 North, Range 2 West of the 5th P.M., Dubuque County, Iowa. Motion seconded by Ryan Cahill.

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

Nays:

Motion Carried

3rd Item: Approve Plat of Survey of Parcel 2020-98 Part of the NW ¼ - NW ¼ Section 28, T89N, R3W of the Fifth P.M., Delaware County, Iowa

Randy Rattenborg with Burrington Group was present and represented Overmans. Rattenborg stated Paul Overman is buying part of this land and the bank is requiring it to be divided. Paul Overman already owns parcel 2017-01. Rattenborg said he asked the bank if he could do the plat to combine the parcel that Paul Overman already owns with the area he is buying, and the bank said he could not.

Chairman Olberding asked if the city had any issues. City Administrator Mick Michel asked if the parcel was just crop ground or included buildings. Rattenborg said the new parcel includes buildings and some crop ground. Michel advised he did not have any issues with the plat.

After no further discussion, Mike Schlichte made a motion to approve the Plat of Survey of Parcel 2020-98 Part of the NW ¼ - NW ¼ Section 28, T89N, R3W of the Fifth P.M., Delaware County, Iowa. Motion seconded by Bec Willenborg.

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

Nays:

Motion Carried

4th Item: Approve Urban Renewal Plan Amendment for the Consolidated Dyersville Economic Development District.

City Administrator Mick Michel stated that Advanced Properties LLC is going to be developing this property and building a spec building. This area was removed from the TIF district and is creating a new district for the area shown on the map. As required, this needs to have a recommendation from the Planning & Zoning Commission. Michel stated this area does follow along with the Comprehensive Plan and recommends approval.

Commission Member Stelken asked what lot the building would be on. Jacque Rahe with Dyersville Economic Development stated Advanced Properties is developing on all three lots and it will be directly west of the Dardis building.

Chairman Olberding asked why there was a small sliver between the two parcels. Michel advised that was to allow access to Industrial Parkway when the smaller lots were created. He advised the lots are remaining as is, the TIF boundary is changing.

After no further discussion, Tim Nefzger made a motion to approve the Urban Renewal Plan Amendment for the Consolidated Dyersville Economic Development District. Motion seconded by Wayne Stelken.

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

Nays:

Motion Carried

Meeting adjourned at 6:50 PM on a motion by Bec Willenborg, seconded by Mike Schlichte.



Lori A. Pantan – Recording Secretary

10/12/20
Date