

# **PLANNING & ZONING COMMISSION MEETING**

## **CITY OF DYERSVILLE**

**April 10, 2017**

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

**Roll Call: Present:** Commission Members: Ryan Cahill, Pat Graham, Roger Gibbs,  
Mike Murphy, Dan Olberding, Wayne Stelken, Bec Willenborg  
**Absent:** Jim Willenbring

### **1<sup>st</sup> Item: Approve Minutes of the March 13, 2017 Meeting**

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

Willenborg made a motion to approve the minutes of the March 13, 2017 meeting. Motion seconded by Gibbs.

Roll Call Vote: **Ayes:** Ryan Cahill, Pat Graham, Roger Gibbs, Mike Murphy,  
Dan Olberding, Wayne Stelken, Bec Willenborg

**Nays:** None

**Motion Carried**

**2<sup>nd</sup> Item: Approve Plat of Survey** of Castings Corner, in the City of Dyersville, Iowa. Plat submitted by Dyersville Economic Development.

Jacque Rahe was present and advised DII had an agreement to purchase the building and bare grounds from Tomy. They just took ownership last week. DII wants to divide the bare ground, which is about 4 acres, into 2 lots which are zoned C2 Commercial. The purchase of the land will allow Theisen's to expand. Theisen's only wants 2 acres and will construct a new store, the existing area would become parking and outdoor sales.

Chairman Olberding asked in the city had any issues. In the absence of City Administrator Mick Michel, recording secretary Panton advised that Michel had advised via email that the city had no problems with the plat.

Rahe advised Theisen's has some very preliminary drawings that they had in a meeting with Michel, Public Works Director Dave Vorwald and herself. The store would about double in size. During the meeting, the city reviewed their building requirements with Theisen's. The committee asked where the entrances would be. Rahe advised they are planning to clean up the entrances to eliminate the confusion they now have. Theisen's will keep one entrance on highway 136, which would be close to the existing north entrance, and have one along 13<sup>th</sup> Avenue.

Rahe advised Lot 1 will remain bare and go on the market. She advised she has had a lot of interest in that lot for residential space. At one time, Tomy was looking at lots 1 & 2 for more distribution space but they have backed off from that.

Sally Brandt, 611 13<sup>th</sup> Avenue SE, is interested in what will be on the empty lot (Lot 1). When FarmTek rented the ground, it was a mess and doesn't want that to be the case again. Rahe advised Theisen's is only interested in 2 of the 4 available acres. The remaining area, Lot 1, will be sold and most of the conversations she has had with potential buyers has been for residential development. The committee asked what the area was zoned, Rahe advised it is C2 Commercial.

Tracy Dickman, 709 11<sup>th</sup> Avenue SE, wants to know what will be in her backyard. Rahe advised Theisen's will own the lot directly behind her lot. Dickman questioned if there would be some type of an easement for access to her backyard, like she has now. Pantan advised according to the plat, it does not look like there is one. Commission member Gibbs, advised that it does not look like there is even a current easement in place. She asked where Thiesen's building would be and how close they can build to the property line. Rahe advised Theisen's only has preliminary drawings and those have not been finalized. Dickman was advised that Theisen's setback would need to be 40' since it is adjacent to a residential district. Rahe advised Theisen's will have some outside storage like they do now but preliminary designs show that to be more on the south side of the property. Rahe told Dickman she would advise Theisen's of her concerns and will ask for a copy of the plans to share with her. Thiesen's has been good about working with the community and Rahe does not see that changing.

The commission asked where the front of the store will be and Rahe advised the front will be facing east. The commission mentioned utilities. Chairman Olberding assumes that is already there and in place. Rahe advised there will be changes to the electrical. There are some overhead lines that will be moved underground. Theisen's is already working with Alliant on that project.

After no further discussion, Murphy made a motion to approve the Plat of Survey of Castings Corner, in the City of Dyersville, Iowa. Motion seconded by Cahill.

Roll Call Vote: **Ayes:** Ryan Cahill, Pat Graham, Roger Gibbs, Mike Murphy,  
Dan Olberding, Wayne Stelken, Bec Willenborg

**Nays:**

**Motion Carried**

**3<sup>rd</sup> Item: Approve** Urban Renewal Plan Amendment – Theisen's.

This item was removed from the agenda. The city received notification from Dorsey & Whitney stating the Theisen's development agreement does not need Planning & Zoning approval since it is already in the urban renewal area.

**The meeting adjourned at 6:48 PM on a motion by Willenborg, seconded by Graham.**

*Lori A. Pantan*

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Lori A. Pantan – Recording Secretary

4/11/17  
Date