

PLANNING & ZONING COMMISSION MEETING
CITY OF DYERSVILLE

Lower Level Council Chambers

June 11, 2018

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

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

Absent: Ryan Cahill, Mike Murphy, Bec Willenborg

1st Item: Approve Minutes of the May 14, 2018 Meeting

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

Roger Gibbs made a motion to approve the May 14, 2018 Minutes. Motion seconded by Matt Tauke.

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

Nays:

Motion Carried

2nd Item: Approve Dyersville Comprehensive Plan.

Charlie Cowell with RDG Planning & Design was present and reviewed the plan process with the commission and it is now in the final stages of the process. The Downtown Plan was started last May with the a focus group, then a community survey, with about 500 responses, and a housing study. In July it was opened to the public and sketches were provided for the public to view and comment on. In August and September it was fine-tuned and downtown concepts were made available. In October an Open House was held and the plan was shown to the public.

The Comprehensive Plan considers all other elements. Input was gathered and in March an open house was held for the public to provide feedback. No major concerns came from the open house, but good generalized statements were provided.

Chairman Olberding asked if the Hwy 52 project was taken into consideration because he sees that as having an impact in Dyersville. Cowell stated it was added in as a task. Olberding said he is looking more toward the zoning and land use as that is what the commission mainly deals with. It was stated the last plan went through the commission but was rejected by the council.

Gibbs asked if the amount of feedback received was good for a community of our size. Cowell said input was over 10%, which is above average, and they received quality concerns.

City Administrator Mick Michel stated the process for the plan is that it must be brought before the Planning & Zoning commission. They provide a report to the council. The council will have a public hearing and then they would either approve or deny it. The public has one more chance for input before it is approved. Michel advised it is also online and the city has had 3-5 comments which were just general statements.

Olberding asked if this is just a plan or if it is set in stone. Michel advised the Comprehensive Plan is a policy document which sets the map on how things may look. Since Dyersville has zoning, it needs to be in agreement with the comp plan. It is important for the planning of infrastructure, improvements and legal issues. The plan will need to be updated on a regular basis. Cowell stated this is about a 20-year plan. Michel stated the plan would be reviewed by staff on an annual basis and about every 2-5 years by the Planning & Zoning Commission.

Olberding asked what the process would be if an area is planned for Ag and a developer wants to make it residential. Michel stated the land use plan should be revised before hearing the proposal from the developer. Michel also advised that if issues arise they will be brought to the commission for review.

Olberding asked what the commissions options are for the Comp Plan. Michel stated the commission can approve, deny or modify. It was stated that no one was present at the meeting to make any comments. Both Gibbs and Olberding felt the process to get to this point was very good and everyone should have had an opportunity to voice their concerns.

After not further discussion, Roger Gibbs made a motion to approve the Dyersville Comprehensive Plan. Motion seconded by Dan Willenborg.

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

Nays:

Motion Carried

3rd Item: Approve Dyersville Downtown Plan.

City Administrator Michel advised the Downtown Plan is a component of the Comprehensive Plan and adds weight to the document. It follows along with the Comp Plan and looks more closely at the downtown area and details what should be corrected and pointed out other areas to build upon.

Charlie Cowell with RDG Planning & Services stated this plan has a shorter time frame of about 10 years. It puts ideas in the minds of the developers. It doesn't need to be exactly as planned but gets the ball rolling.

Michel advised the Downtown Plan has an implementation schedule that staff will be working with.

After no further discussion, Dan Olberding made a motion to approve the Dyersville Downtown Plan. Motion seconded by Roger Gibbs.

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

Nays:

Motion Carried

Meeting adjourned at 6:52 PM on a motion by Tim Nefzger, seconded by Wayne Stelken.

Lori A Panton

Lori A. Panton – Recording Secretary

6/11/18

Date