



PLANNING & ZONING MEETING

Lower Level Council Chambers
Monday, February 10, 2025
6:30 PM

MINUTES

ROLL CALL

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

AGENDA ITEMS

1. Approve Minutes of the November 12, 2024 Planning & Zoning Meeting.

There were no questions, changes or comments regarding the minutes.

Motion to approve the minutes of the November 12, 2024 Planning & Zoning Meeting made by Ryan Cahill, Seconded by Bec Willenborg.

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

Voting Nay:

Motion carried

2. Approve Plat of Survey of Benn Subdivision, Fifth Addition, City of Dyersville, Dubuque County, Iowa. Lot 2 in Benn Subdivision, Third Addition, Dubuque County, Iowa. Plat submitted by Blake Burkle.

Chairman Roger Gibbs noted an amendment to the agenda the committee received in their packets. The plat should be a "Plat of Survey" and not a "Preliminary Plat".

Blake Burkle and Dave Schneider with Schneider Land Surveying were present. Schneider stated Lots 1 and 2 are currently owned by Charles Arlen and the property is located along Christoff Road. Lot 1 is being parceled off because Blake Burkle is interested in buying the lot. The remaining Lot 2 will stay as farm ground for Arlen. The property line is following a ditch currently on the property. This property has been annexed into the city of Dyersville.

Chairman Gibbs asked City Administrator, Mick Michel if the city council was aware of this plat and if the property was in fact in the city limits. Michel advised he had been working with Burkle on this, and the property has been annexed into the city.

Michel questioned the lot line around Lot 2 of the NW1/4, NE1/4 Section 30. Michel questioned why that was not squared off. Schneider said he took the lines from previous recorded plats but did include on the plat the existing fence line. Michel stated the city owns the property within the fence line (known as the city dump). Michel stated he would work with either Schneider and/or Burkle to come up with an agreement regarding the lines. He wants this issue noted and that the city will not move anything out of the fenced in area.

Michel advised the committee that they can move forward with the process, Michel just wanted it to note there was an issue with the lot lines.

There was no further discussion or comments.

Motion to approve Plat of Survey of Benn Subdivision, Fifth Addition, City of Dyersville, Dubuque County, Iowa made by Matt Tauke, Seconded by Ryan Cahill.

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

Voting Nay:

Motion carried.

3. Approve Final Plat of Weber Place Plat 2, Delaware County, Iowa. Lot 1 of "Weber Place" in Section 26, Bremen Township, Delaware County, Iowa, and that portion of abandoned railroad right of way as described in Deed Book 113, Page 129 in the Office of the Recorder of Delaware County, Iowa. Plat submitted by Elijah Demmer c/o Dyersville Ready Mix.

Ben Schroeder with Bard Concrete and Dave Schneider with Schneider Land Surveying were present.

Schroeder stated this plat area is the old mined out sand pit. Over the years it has become a popular spot for employees and other people to hang out. Bard wants the pond area to be a separate parcel for liability reasons and an LLC will be created for that area.

It was confirmed that the pond area is Lot 1 and that will be the LLC. Lot 2 will stay with Bard since that is an active production area.

Chairman Gibbs asked if the city had any issues. City Administrator Mick Michel stated the city had no issues. Michel did state that this is in Delaware County, and they will need to approve this as well.

There was no further discussion or comments.

Motion to approve Final Plat of Weber Place Plat 2, Delaware County, Iowa made by Bec Willenborg, Seconded by Roger Gibbs.

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

Voting Nay:

Motion carried

4. Approve Plat of Survey of: Parcel 2025-3 & Parcel 2025-4, of the East 1/2 of the NE 1/4 of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa. Plat submitted by Daniel Schulte.

Terry Koelker with Buesing and Associates was present and stated that when Dan Schulte purchased this property the southern property line had an irregular shape to it. Dan wants to square off his property and the irregular area will be sold to the owner of the adjacent farm ground to the south.

Chairman Gibbs asked if the city had any issues. City Administrator Mick Michel stated the city had no issues.

There was no further discussion or comments.

Motion approve Plat of Survey of Parcel 2025-3 & 2025-4 in Delaware County, Iowa made by Bec Willenborg, Seconded by Joe Petsche.

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

Voting Nay:

Motion carried

5. Approve Final Plat of: Parcel 2025-5, Parcel 2025-6 & Parcel 2025-7, of the South 1/2 of the SW 1/4 except Parcel 2015-60 of Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa. Plat submitted by Ben Lammers.

Terry Koelker with Buesing and Associates was present. Ben Lammers and his wife want to section off the farm buildings from the farm ground. An easement is being added to allow access to the farm ground in case it is sold off in the future. It was stated that this plat is in the 2-mile jurisdiction.

City Administrator Mick Michel questioned why parcels 5 and 6 were split and not one. Koelker stated they split it to have the option to sell off each section separately in the future. Michel stated he had no issues with the plat.

There was no further discussion or comments.

Motion to approve Final Plat of Parcel 2025-5, Parcel 2025-6 & Parcel 2025-7 in Delaware County, Iowa made by Matt Tauke, Seconded by Ryan Cahill.

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

Voting Nay:

Motion carried

ADJOURNMENT

Meeting adjourned at 6:46 pm on a motion by Bec Willenborg, Seconded by Roger Gibbs.



Lori A. Pantan, recording Secretary