



MINUTES

Meeting called to order by Chairperson Tim Nefzger at 6:30 pm.

ROLL CALL

PRESENT: Chairperson Tim Nefzger, Vice Chairperson Roger Gibbs (attended via phone),
Matt Tauke, Bec Willenborg

ABSENT: Ryan Cahill, Joe Petsche

AGENDA ITEMS

1. Approve Minutes of the March 9, 2026 Planning & Zoning Meeting

There were no comments or questions regarding the minutes.

Motion to approve the Minutes of the March 9, 2026 Planning & Zoning Meeting made by Roger Gibbs, Seconded by Bec Willenborg.

Voting Yea: Tim Nefzger, Roger Gibbs, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried.

2. Approve Plat of Survey of Parcel 2026-26 in Part of Lot 2 and Parcel 2026-27 in Part of Lot 2, all in 20 West Industrial Center Seventh Addition, City of Dyersville, Delaware County, Iowa.

Recording Secretary Lori Pantan stated a revised plat had been submitted and the only change was to the proprietor's name. It changed from Dyersville Economic Development Corporation to Dyersville Industries Inc.

City Administrator, Mick Michel, told the commission there is a sale pending on Parcel 2026-26 and the buyer only wants 5 acres. The remaining sliver of land, Parcel 2026-27 will be sold to the property owner to the east. Michel stated the city has no issues with the plat.

Chairperson Nefzger asked if the buyer of Parcel 2026-27 was the current owner of the property. Michel stated it was not, the owner of the adjoining property to the east would be buying the parcel.

There was no further discussion regarding this matter.

Motion to approve the Plat of Survey of Parcel 2026-26 in Part of Lot 2 and Parcel 2026-27 in Part of Lot 2, all in 20 West Industrial Center Seventh Addition, City of Dyersville, Delaware County, Iowa made by Bec Willenborg, Seconded by Matt Tauke.

Voting Yea: Tim Nefzger, Roger Gibbs, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried.

3. Approve Plat of Survey of Parcel 2026-28 Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), and Part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Thirty-six (36), all in Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridan, Delaware County, Iowa. Parcel 2026-29 Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-five (35), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridan, Delaware County, Iowa.

Bill Burger, land surveyor for Gary Wessels, was present and stated Parcel 2026-29 will be sold to Wessels' son who currently lives in the house. Burger said he may have stated that wrong at the last meeting that the son was buying the house on that plat, the son is buying this house. The house on the previous plat will also sold. Parcel 2026-28 has a hog confinement building. Wessels are requesting the hog confinement building be separated for mortgage purposes, so the house is the only collateral item. Burger also stated the easements have no restrictions.

City Administrator, Mick Michel, stated the city has no issues with the plat. It is fine that the property owner is selling the house and the easements are not restricted.

There was no further discussion regarding this matter.

Motion to approve Plat of Survey of Parcel 2026-28 and Parcel 2026-29 Delaware County, Iowa made by Matt Tauke, Seconded by Tim Nefzger.

Voting Yea: Tim Nefzger, Roger Gibbs, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried.

4. Commission Report on Urban Renewal Plan Amendment - Consolidated Dyersville Economic Development District.

City Administrator, Mick Michel, stated this plan amendment is coming before the commission to comply with Section 403 of the State Code. The city is removing a TIF area and putting it back in to reset the time since the property has already been in but now has a new owner. This reset is for Item C in the plan. Dardis is being removed and Feature Properties is being added. Feature Properties have expanded and this fits within the land use policy and is basically just resetting the time of the plan. If the commission approves, the city will proceed with the process. Michel stated there is a public hearing regarding this plan amendment on Monday night. Chairperson Nefzger questioned if an expansion project was allowed for a TIF project. Michel stated this was a big expansion and the city wanted to offer some incentive.

There was no further discussion regarding this matter.

Motion to approve the Plan Amendment made by Bec Willenborg, Seconded by Tim Nefzger.

Voting Yea: Tim Nefzger, Roger Gibbs, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried.

ADJOURNMENT

Motion to adjourn at 6:30 pm made by Matt Tauke, Seconded by Tim Nefzger.



Lori A. Panton, Recording Secretary