

## **MINUTES**

### **ROLL CALL**

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

**ABSENT:**

### **AGENDA ITEMS**

1. Approve minutes of the June 10, 2024, Planning & Zoning Committee meeting.

There were no questions, changes or comments.

Motion to approve Minutes of the June 10, 2024, meeting made by Bec Willenborg. Seconded by Tim Nefzger.

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

Voting Nay:

Motion carried.

2. Approve Preliminary Plat of Westridge Estates 12th Addition. Plat submitted by Jeanine Koch.

Tom Larson, engineer with Buesing & Associates, was present. Larson stated the preliminary plat is extending 6<sup>th</sup> Avenue SW to the west and extending 10<sup>th</sup> & 11<sup>th</sup> Streets SW and stubbing the street ends for 9<sup>th</sup> Street SW. That street will be connected in a future development. He said the sanitary sewer, water and storm sewer have standard specifications.

Chairperson Gibbs had two questions. The first was asking if the water drainage issue between this subdivision and Bill Hermesen's was addressed. Larson stated it was still being discussed and they are trying to work out how the retention basin will fit. The plat does include a proposed retention basin. Gibbs asked where the water would go after the retention basin, Larsons said it would go north into the pond and that is noted in Hermesen's subdivision plans. Gibbs' second question was regarding Lot 10 being landlocked. Larson stated it was, but the owners of lot 16 & 17 of the 9<sup>th</sup> Addition are planning on purchasing it.

Chairperson Gibbs asked if the committee had any questions and there were none at that time. He then asked for comments from the audience.

Mark Tegeler, 2100 332<sup>nd</sup> Avenue, Dyersville, stated he had questions and concerns regarding the detention of the water. In 2008-2009, before the ditch was built, the lake filled with water. Jerry Koch designed the ditch to alleviate the water from 3 different sources from running into the lake. Back then Tegeler did have to do some sandbagging and there was a lot of debris that flowed into the pond. The ditch helped but there haven't been any water issues like that since. Even with that, somehow FEMA put his property in the flood plain and now the plans are to add more water to the pond even though there will be detention basins. He understands there is always a chance of flooding, but adding water to the pond will increase the chance. Tegeler said before the meeting he looked at the detention areas by westside park and along the beltline

and doesn't think that is something someone would want to build by because they look horrible. Tegeler said he is not sure how the detention basin will help. Tegeler just wanted to express his concerns regarding flooding.

Bill Hermesen, 2104 332<sup>nd</sup> Avenue, Dyersville clarified that none of the ditch water is from his subdivision. The water from his subdivision that runs into the pond has always gone to the pond. Commission member Tim Nefzger asked how the water is being discharged from the ditch to the pond. Hermesen stated it is running between his property and Koch's. City Administrator Mick Michel said it runs through an overflow pipe. Michel stated that the runoff water already goes into the pond. The property owners wanted that bypassed so the ditch was created. Michel said that runoff designs will need to be engineered and pre/post testing will need to be done to make sure no more water is going into the pond than there is now. Hermesen also mentioned that the two discharge pipes on Koch's property will need to be lowered, because they are too high now. Larson said he would look into that. Michel stated that all development improvement plans will need to be approved by the city.

Wayne Wessels, part owner of 1405 1<sup>st</sup> Avenue W, Dyersville, disagrees with what was said regarding water going into the pond because the pond was not that big until a few years ago. Their drainage tube will not keep up with extra water that is put into the pond by the retention basin. Wessels said that adding water from streets in the subdivision will increase that amount of water, not to mention the sand and debris that will be added. Michel said the city is working on a drainage improvement agreement that is currently identified as Lot A, which is the retention cell. A pre/post test was done and now this development along with Lake View Estates and future development by FarmTek will need to be included in the testing. Wessels stated he is against any drainage or dumping of sand and anything from the roads into the pond. Wessels wants to see the retention pond drain into Bear Creek. Gibbs asked if all street water from this area already goes into Bear Creek. Michel said the existing storm sewer water goes into an open drainage way. K & K Buildings existing drainage way goes into Bear Creek. Catch Basins take care of sand and other material from flowing into the creek. The current water from US20 and the farmland will go into a first retention cell and then into a second basin which is Lot A on the plat. The city will work with engineers to eliminate materials from flowing into the pond or creek.

Commission Member Tauke asked if FarmTek's storm sewer in their future development would still be separate from the ditch. Michel stated that FarmTek and Lake View runoff already goes into the pond. Everything west of the ditch goes into the pond. Everything east has segments that go into the ditch and to Bear Creek. Tegeler Pond also goes into Bear Creek. Michel feels confident that having the drainage ways will help in normal rain events. However, if looking at 100- or 500-year rain events, there will be impacts whether the drainage way is there or not. Wessels said now the ground is farm ground the water is absorbed into the ground, now with a development, there will be more water and it will be faster flowing into the pond when it should go to Bear Creek.

Commission Member Tim Nefzger clarified that this was just a preliminary plat and there were still issues that needed to be worked out. Michel confirmed that it was preliminary and there were things that still needed to be done, like a zoning change on some of the lots and agreements needed to be finalized.

Larson wanted to point out that for the preliminary plat there was no new storm water going into the pond for the detention basin; the storm water is flowing to Bear Creek. Gibbs wanted confirmation of where the street water was going and that the existing ditch is not going to add to the pond. The drainage ditch is there to collect the water and slow down the water. Michel confirmed with Larson that Lot A and Lots 1-6 will still go to the pond as it currently does. The

remaining development would have its own collection system. Michel explained that the drainage way that is Lot A has constant flow of water that goes into a detention cell. Tile is in place to take away the water in normal rain events. In a heavy rain event, the channel takes care of the extra flow. When it was designed it was done so to have the water go into the pond. The homeowners wanted that changed. This development is taking everything from Lot A and to the west to the south. That water is already going into Tegeler Pond.

Chairperson Gibbs confirmed that Lots 6-10 have a sanitary sewer easement. He also confirmed that Lot 7 is not landlocked because it has a 30' entrance.

Michel stated the city understands the concerns regarding the drainage way issue. He is working with all the developers to have continuity with all the developments. This is the last piece to tie-in with the industrial development and Lake View Estates development. The city has required other developments to add more water retention areas and as development continues there will be a need for more. Pre and post testing will need to be done. Lake View Estates has had to go through it and this development will need to also. The city will likely do a capital improvement project to address Lot A to make sure it is done correctly. He is not sure what it will be yet but there is room for that. The 12<sup>th</sup> addition layout is appropriate and consistent with their original proposal. The city has asked for some changes and that is why Lot 7 has the 30' entrance. There is also a development agreement that will be in place. The water and sanitary sewer improvements were negotiated and approved. Steet systems have a policy for incentives. The developer has agreed on consistent sidewalk connections. Michel said the public input is mostly concerned with drainage. This issue is not just with this development but includes Lake View and FarmTek. The city and council are working with the developers, and they understand the sensitivity to the issue. Computer models will be used to determine the water flow and pre and post testing will be required. There will need to be zoning changes for a few lots prior to the final plat being approved. The city is Ok with Lot 10 which will be green space because it is in the flood plain. Michel stated that if this is approved the city will finalize the development agreement and will be contingent on a zoning change.

Nefzger asked that in doing the testing it will make sure that everything that goes into the pond will come out. Michel stated a 3<sup>rd</sup> party firm is working on this matter and has done studies and presented models will be double checked.

There were no further comments or questions.

Motion to approve the Preliminary Plat of Westridge Estates 12th Addition made by Roger Gibbs. Seconded by Matt Tauke.

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

Voting Nay:

Motion carried.

## ADJOURNMENT

Meeting adjourned at 7:09 pm on a motion made by Bec Willenborg. Seconded by Ryan Cahill.

Voice Call Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Joe Petsche, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried.



Lori A. Pantan, recording Secretary