



## PLANNING & ZONING MEETING

Lower Level Council Chambers  
Monday, May 12, 2025  
6:30 PM

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### MINUTES

#### ROLL CALL

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

ABSENT: Bec Willenborg

#### AGENDA ITEMS

1. Approve Minutes of the April 14, 2025 Planning & Zoning Meeting

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

Motion to approve Minutes of the April 14, 2025, Planning & Zoning Meeting made by Ryan Cahill, Seconded by Tim Nefzger.

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

Voting Nay: None

Motion carried.

2. Approve Plat of Survey of Parcel 2025-66 part the N1/2 of the SW 1/24 of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa. Plat submitted by Pat Dunkel.

Tyler Massey, 547 Hickory Ridge Street, Peosta was present. He stated he plans to purchase parcel 2025-33 which is approximately 5 acres from Dunkel.

City Administrator Mick Michel advised the city has no issues with the plat.

There was no further discussion or comments.

Motion to approve Plat of Survey of Parcel 2025-66 part the N1/2 of the SW 1/24 of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa made by Matt Tauke, Seconded by Tim Nefzger.

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

Voting Nay: None

Motion carried.

3. Approve Final Plat of Langel Farm Subdivision, Dubuque County, Iowa. Lot 2 in the West Half of the Northeast Quarter of the Northeast Quarter, Part of the Southwest Quarter of the Northeast Quarter, and Lot 1 in the Southeast Quarter of the Northeast Quarter, all in Section 14; and Lot 1 of Lot 3 in the West Half of the Northwest Quarter of Section 13; all in Township 89 North, Range 2 West of the 5th P.M., Dubuque County, Iowa. Plat submitted by Dale Langel.

Rose Schneider with Schneider Land Surveying was present. She stated the property is being divided into 3 parcels. The first parcel is for a new house. The old one burned down and for financing reasons it will be on its own lot. The second parcel is the remaining farm ground. The third parcel is broken off and will be eventually sold to the son.

Chairperson Gibbs questioned what was meant by "subdivision". Schneider advised Dubuque County has several types of subdivision plats and this is a minor subdivision.

City Administrator Mick Michel stated the city has no issues with the plat.

There was no further discussion or comments.

Motion to approve Final Plat of Langel Farm Subdivision, Dubuque County, Iowa made by Tim Nefzger, Seconded by Ryan Cahill.

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

Voting Nay: None

Motion carried

4. Approve Petition to Rezone Property from C2 Commercial and R1 Residential to R3 Urban Residential at 1520 2nd Avenue SE, Dyersville Iowa. Request submitted by BM Co.

City Administrator Mick Michel advised the petitioner was not able to attend the meeting. The request is to rezone C2 and R1 property to R3. He stated the request is consistent with the Comprehensive Plan and the long-term economic agenda for additional housing. Michel recommends approval of the petition.

The commission confirmed that this was the old Cardinal restaurant area.

Chairperson Gibbs asked for public comment. Craig Salow, owner of 1515 2<sup>nd</sup> Avenue SE, wanted to make sure that his property was not being re-zoned. Michel assured him that his property would remain C2.

There was discussion regarding what area was being rezoned. Michel stated it was the 6 lots that was the old Cardinal and the area where campers were stored. When the final plat is submitted the 6 lots will be combined into one. Everything else is remaining as is.

There was no further discussion or comments.

Motion to approve Petition to Rezone Property from C2 Commercial and R1 Residential to R3 Urban Residential at 1520 2nd Avenue SE, Dyersville Iowa made by Matt Tauke, Seconded by Tim Nefzger.

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

Voting Nay:

Motion carried.

## **ADJOURNMENT**

Motion to adjourn at 6:30 pm made by Joe Petsche, Seconded by Matt Tauke.



Lori A. Panton, recording Secretary