



PLANNING & ZONING MEETING

Lower Level Council Chambers
Monday, April 14, 2025
6:30 PM

MINUTES

ROLL CALL

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

ABSENT: Joe Petsche, Bec Willenborg

AGENDA ITEMS

1. Approve Minutes of the February 10, 2025, Planning & Zoning Meeting.

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

Motion to approve minutes of the February 10, 2025, Planning & Zoning Meeting made by Matt Tauke, Seconded by Ryan Cahill.

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

Voting Nay:

Motion carried

2. Approve Preliminary Plat of 2nd Avenue SE Multi Family Housing (Erdmanville Townhomes) 1520 2nd Avenue SE, Dyersville, Iowa. Plat submitted by BM Co.

Jacque Rahe with Dyersville Economic Development Corporation was present and stated they purchased the old Cardinal building and the five lots to the east last year. DEDC was looking for a location for townhomes to fill the shortage of this type of housing in Dyersville. The proposed developer is looking to build a total of 20 townhomes in 4 separate buildings. There will be 2–3-bedroom units with rental in the \$1500 price range. They have plans to create a detention area for the storm water runoff.

Chairperson Gibbs asked for any comments from the audience and there were none.

City Administrator Mick Michel stated the commission is considering the preliminary plat. Michel has been working with the developer and the plat conforms to Chapter 166 of the city code and with the Comprehensive Plan. Water and Sewer services are available. Michel stated street access was a concern onto 2nd Avenue SE so the entrance will be from 15th Street SE. There were also concerns regarding storm water. A storm water analysis was done by McClure and it was determined that the development would decrease the storm water runoff. Michel recommends approval of the preliminary plat. The development is being designed to fit in with the neighborhood and help with property value.

Commission Member Nefzger asked for clarification of the McClure memo that was in the agenda packet. Michel stated that it was a summary of the runoff study, and the study indicates that the runoff would decrease.

Sharon Lehman, spokesperson for her mother Clara Hoeger, 108 17th Street SE, had questions regarding the storm water runoff. It currently flows past her mother's home and she has had water issues in the past. Michel stated the runoff will still flow past the property since that is the natural drainage route. However, the amount of water running through will decrease with the new development.

There was no further discussion or comments.

Motion to approve Preliminary Plat of 2nd Avenue SE Multi Family Housing, 1520 2nd Avenue SE, Dyersville, Iowa made by Tim Nefzger, Seconded by Ryan Cahill.

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

Voting Nay:

Motion carried

3. Petition to Rezone Property from A1 Agricultural to C2 Commercial. Petition submitted by Randy Hess.

An email from Joshua Woodland in support of the rezoning was provided to the commission.

Scott Teigen, VP of Real Estate, Kwik Trip, was present and stated Kwik Trip will be acquiring approximately 7.6 acres of land that includes the sales barn and house. They are requesting rezoning of the property and plat approval for the development. They are requesting to separate the house property from the business property. Kwik Trip plans to sell the residential property and keep the sales barn area for a gas station.

Chairperson Gibbs asked for any comments from the audience.

Ryan Bries, 1011 8th Avenue SE, stated he was not for or against the issue. Bries wanted to state his concern regarding lighting issues. Woodland Eye Clinic lights shine into his bedroom windows so he would like the city to consider lighting and noise issues from this project.

Mike Kramer, 1117 11th Street SE, had concerns regarding traffic flow and entering the lot. City Administrator Mick Michel stated the state had mandated a traffic study be conducted. The study that took place was approved by the Iowa Department of Transportation and the City of Dyersville. There will be three entrances to the business. Two will be from 12th Avenue SE and the other from Highway 52. The entrance from Highway 52 will match up with 10th Avenue SE. That entrance access will be shared with the property that holds the house. A traffic signal will be installed at 12th Avenue SE.

Carol Hermsen, 1127 11th Street SE, had questions regarding the entrances. Michel explained that the traffic signal would be at the intersection of Hwy 52 and 12th Avenue SE. The signal will help the flow of traffic making left turns. The city has been looking at this since 2009. The current signals are set up to work with the current signals. There will also be a direct entrance from Hwy 52. The streets are already built for additional truck traffic.

Steve Lueck, 1124 9th Avenue SE, stated he lives near the intersection 9th Avenue SE and 11th Street SE. He was wondering if the dead end would remain or if they were plans for alley entrance or continuing the street. Michel stated the end of 11th Street SE was an open storm water channel. The city owns that channel and there are no plans to have access from 11th Street SE.

Scott Teigen, Kwik Trip, stated that he could give an overall description of the site plan. He apologized for not having one with him. He stated the store will be their most current design

with the entrance facing south. There will be 10 gas pumps and 2 lanes for diesel. Kwik Trip will install privacy fencing to the east and will provide nice landscaping. There will be access points from 12th Avenue SE and one from Highway 52. All Kwik Trip lighting is downward facing and will not shine onto neighboring property. Teigen said there will be light, but nothing directed at other property.

Chairperson Gibbs asked what they planned on doing with the residential lot. Teigen stated they will build the store on Lot 1 and Lot 2 will be sold for commercial use.

Eric Gleason, 1121 9th Avenue SE, stated he appreciates the privacy fence. His concern is regarding foot traffic that takes shortcuts through residential lots. There is already plenty of that with pool patrons and feels this will increase with a convenience store. He would appreciate that being considered during the process.

City Administrator Mick Michel stated the first issue is the rezoning of the property. The rezoning is consistent with the comprehensive plan. There is already commercial use in the area. There is just a small portion that was never rezoned from agriculture. This is consistent with the comprehensive and land use plans, and he recommends approval.

Commission Member Tim Nefzger suggested a possible walking path from the corner of 9th Avenue SE and 11th Street SE. Michel stated that would not be feasible since that is a runoff channel.

There was no further discussion or comments.

Motion to approve Petition to Rezone Property from A1 Agricultural to C2 Commercial made by Roger Gibbs, Seconded by Tim Nefzger.

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

Voting Nay:

Motion carried

4. Approve Plat of Survey of Kwik Trip 1288, in the City of Dyersville, Dubuque County, Iowa. Comprised of Lot 2-1-1-1-2-7 of the SW 1/4 of Section 32, T89N, R2W of the 5th P.M., and Lot 1-5 of Burkle's First Subdivision, both in the City of Dyersville, Dubuque County, Iowa. Plat Submitted by Kwik Trip Inc.

Chairman Gibbs stated most of the discussion regarding the plat occurred during the previous item. Scott Teigen, VP of Real Estate, Kwik Trip was present for any further questions.

Chairperson Gibbs asked for any additional public comment. There was none.

City Administrator Mick Michel stated the plat fits the criteria set in Chapter 166 of the city code. If the zoning change is approved, it will also fit the zoning criteria. The city requested shared private access to Hwy 52. Water and sewer service is also available to the location.

There was no further discussion or comments.

Motion to approve Plat of Survey of Kwik Trip 1288, City of Dyersville, Dubuque County, Iowa made by Ryan Cahill, Seconded by Matt Tauke.

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

Voting Nay:

Motion carried

5. Review and Recommendation on Urban Renewal Plan Amendment Consolidated Dyersville Economic Development District.

City Administrator Mick Michel stated the city is expanding the Tax Increment Financing district and the state requires review by the Planning & Zoning Commission.

These developments and properties are already in the district and there is just some slight adjustments being made.

Chairperson Gibbs asked for comments or questions from the public and there were none.

There was no further discussion or comments.

Motion for approval of the Urban Renewal Plan Amendment Consolidated Dyersville Economic Development District made by Roger Gibbs, Seconded by Ryan Cahill.

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

Voting Nay:

Motion carried

ADJOURNMENT

Meeting adjourned at 6:59 pm on a motion made by Tim Nefzger, Seconded by Matt Tauke.



Lori A. Panton, recording Secretary