

## MINUTES

### ROLL CALL

PRESENT: Ryan Cahill, Chairperson Roger Gibbs, Vice-Chairperson Tim Nefzger, Joe Petsche, Bec Willenborg (arrived at 6:48 pm)  
ABSENT: Matt Tauke

### AGENDA ITEMS

1. Approve Minutes of the April 8, 2024, Meeting.

There were no comments or questions.

Motion to approve the Minutes of the April 8, 2024, Meeting made by Tim Nefzger, Seconded by Joe Petsche.

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

Motion Carried.

2. Approve Final Plat of Bockenstedt Estates Plat 4, Dubuque County, Iowa. Lot 1 and Lot 2 of Bockenstedt Estates Plat 3, Dubuque County, Iowa.

Dave Schneider with Schneider Land Surveying was present and stated this final plat is going to city because it is within the 2-mile jurisdiction. Schneider said he worked with Reckers to do lot line adjustments to divide the property for the father and son. Craig Recker has the cattle facility and needed that separated out.

City Administrator Mick Michel stated he had no issues with the final plat.

There were no further comments or questions.

Motion to Approve Final Plat of Bockenstedt Estates Plat 4, Dubuque County, Iowa. Lot 1 and Lot 2 of Bockenstedt Estates Plat 3, Dubuque County, Iowa, made by Ryan Cahill, Seconded by Tim Nefzger.

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

Voting Nay:

Motion Carried.

3. Approve Plat of Survey This is Iowa Ballpark, City of Dyersville, Dubuque County, Iowa. Lot 2 of Hewitt Creek Subdivision and the Northeast Quarter of the Northeast Quarter of Section 27, Township 89 North, Range 2 West of the 5th P.M., all in the City of Dyersville, Dubuque County, Iowa.

City Administrator Mick Michel spoke regarding the plat of survey. Michel stated the plat of survey is carving out 19.761 acres from Lot 1. Lot 2 is where the major league ballpark will be constructed. Both parties have agreed to the land separation. There are 2 access and utility easements into the ballpark field. The plat is laid out to the design specifics in the agreement. Michel stated the plat of survey just needs an affirmative motion.

Commission Member Nefzger had questions regarding the access easement to the south. Michel stated that easement leads to the entrance that is on the old Ameskamp property. Michel also stated the access and utility easements are 66' if they would ever need be made into streets.

Dennis Schmidt, 29426 Dyersville East Road, asked if the easements were just for utility work and if there were any zoning changes. Michel advised the easements were private entrances for the ballpark and there would be no zoning changes.

There were no further comments or questions.

Motion to Approve Plat of Survey This is Iowa Ballpark, City of Dyersville, Dubuque County, Iowa. Lot 2 of Hewitt Creek Subdivision and the Northeast Quarter of the Northeast Quarter of Section 27, Township 89 North, Range 2 West of the 5th P.M., all in the City of Dyersville, Dubuque County, Iowa, made by Tim Nefzger, Seconded by Ryan Cahill.  
Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Joe Petsche.  
Motion Carried.

4. Approve Preliminary Plat Lake View Estates. As Comprised of Parcel 2016-02, a Part of the SW 1/4, of Section 36, T89N, R3W, of the 5th P.M., in the City of Dyersville, Delaware County, Iowa.

Recording Secretary, Lori Panton, told the committee that a revised Preliminary Plat, Final Plat and a letter from Drake Law Firm had been submitted and were set out before them.

Tom Larson with Buesing and Associates was present and represented Bill Hermesen who could not attend the meeting. Larson stated Hermesen wants to do a subdivision next to Tegeler Pond. The plat includes 2 streets, water, and sewer infrastructure. The water will create a loop into the existing main.

Chairman Gibbs asked if anyone was present to speak regarding the Drake Law Firm letter with concerns from K & K Building. City Administrator Mick Michel said he read the letter and the concern addressed in the letter is regarding diverting the storm water and the drainage ditch. Larson stated the natural drainage in that area is not to the ditch but into the pond. The commission had questions regarding the diversion and where he was talking about. Larson approached the commission along with Michel. Larson provided details from the preliminary plat as to where water on certain areas of the plat were running too. Larson said there are two areas for the water to run; one is to the ditch and the other is the pond. Michel advised the developer will need to do pre and post testing regarding the water run-off. The reports will need to be provided to and evaluated by the city. If there are foreseen issues regarding water run-off, the developer may need to make changes or add features to prevent extra run-off. The aim is to have neutral run-off with the subdivision.

Chairman Gibbs asked if infrastructure and storm water concerns fell under the commission's duties. Michel stated that would fall under the city responsibility, but the commission needs to make sure the development and its components fall within the guidelines of the comp plan. Michel stated there is also the development agreement that needs to be followed. Gibbs said maybe before moving forward these issues should be resolved.

(At this time Bec Willenborg joined the meeting – 6:48 pm.)

Dave Buchheit, representing FarmTek/C&G Partnership, asked if the development would affect the underground tile lines that run in the FarmTek/C&G property. Larson said Hermesen knew

about the tile and was going to speak with Buchheit regarding this. Larson thought Hermesen was going to connect onto the 10" tile and run it between Lots 8 & 9. Buchheit said Hermesen had not talked to him about it. Michel stated the city does not get involved with tile lines.

Jeanine Koch, with K & K Building, stated her attorney (who could not attend) would like a copy of the Comp Plan that pertained to this area. Michel asked Koch to have her attorney reach out to him and he would get that to him. He also thought it was on our website. Koch stated she was not opposed to the subdivision; she is just concerned about the water and drainage.

Michel stated he is in agreement with Chairman Gibbs about working through the issues before approving the Final Plat. Michel is OK with approving the preliminary plat because it satisfies the requirements set out in the city code. Michel said the lots and streets meet code standards. The street layout works with a previous concept that K & K Building supplied in the past. The city is aware of the open drainage ditch and is aware of the conveyance issues along 332<sup>nd</sup> Street. Michel said he did work with the developer to limit driveway access onto 332<sup>nd</sup> Street. Michel stated the water tie in will improve our existing system and the sewer conveyance is better than a lift station. Michel said he reviewed the possible K & K Building and FarmTek developments and this subdivision fits with those. Michel said he recommends approving the preliminary plat but tabling the final plat.

There were no further comments or questions.

Motion to Approve Preliminary Plat Lake View Estates. As Comprised of Parcel 2016-02, a Part of the SW 1/4, of Section 36, T89N, R3W, of the 5th P.M., in the City of Dyersville, Delaware County, Iowa, made by Ryan Cahill, Seconded by Bec Willenborg.

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

Motion Carried.

5. Approve Final Plat Lake View Estates in the City of Dyersville, Delaware County, Iowa.  
There were no further comments or questions.

City Administrator Mick Michel requested the item be tabled until concerns regarding storm water can be addressed.

There were no further comments or questions.

Motion to Table Final Plat Lake View Estates in the City of Dyersville, Delaware County, Iowa, made by Joe Petsche, Seconded by Tim Nefzger.

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

Motion Carried.

## **ADJOURNMENT**

Meeting adjourned at 7:00 pm on motion made by Ryan Cahill, Seconded by Tim Nefzger.



Lori A. Panton, Recording Secretary