

Dubuque County Zoning Commission Minutes of December 20, 2022

Chairperson Dave George called the meeting to order at 6 p.m.

1. ROLL CALL: Members present at the Dubuque County West Campus, 1225 Seippel Rd: Dave George, Kevin Soppe, Sam Boyes, Kathleen Scherrman, Ron Breitbach and Lisa Flanagan. Member Carmen Dunkel was absent. Staff Present at the Dubuque County West Campus, 1225 Seippel Road: Tammy Henry and Lindsey Schreiber.

2. APPROVAL OF MINUTES: A motion was made by Ms. Boyes, **seconded by Ms. Scherrman, and passed unanimously to approve the minutes of the November 15, 2022 meeting. Vote: 6-0.**

3. PLAT APPROVAL:

Plat of Survey of Kane Business Park Plat 2 – Final Plat

Plat of Survey of Lot 1 and Lot 2 of Kane Business Park Plat 2 comprised of Lot 1 of Kane Business Park Section 7, T88N, R2E, Table Mound Township, Dubuque County, Iowa.

The property is owned by Thomas P. Kane and Julie M. Kane, trustees of the Thomas P. Kane and Julie M. Kane Revocable Trust 2017 and is located .66 miles southeast of the City of Dubuque along West Ridge Lane with a total of 3.600 acres surveyed. The property is zoned M-1, Industrial. The purpose of the plat is to allow the Kane's to sell one of the commercial buildings to Kordell Trucking, which has been leasing it for the last 10 years. The Kane's were approved for variances by the Board of Adjustment on Case BA#11-36-22 to plat closer to the buildings than allowed.

The survey creates 2 lots. Lot 1 has a total of 0.348 acres surveyed with a commercial building and parking areas and will be sold to the current renter. Lot 2 has a total of 3.252 acres surveyed with three (3) commercial buildings and parking areas and will remain in current ownership and industrial use.

Lot 1 and Lot 2 will use a 26' wide access and utility easement off of West Ridge Lane.

Speaking to the board via zoom was Dave Schneider, Schneider Land Surveying, 906 1st St North, Farley. Mr. Schneider said the plat was approved by the City of Dubuque Planning and Zoning Board and the City of Dubuque Counsel Board.

Speaking to the board was Tom Kane, 11062 Lake View Dr, Dubuque. Mr. Kane said that he owned all the buildings and all of the buildings were currently being leased out.

A motion was made by Mr. Breitbach, **seconded by Mr. Soppe to approve the plat. The motion passed unanimously. Vote: 6-0.**

Plat of Survey of Spruce Hollow North Plat 2 – Final Plat

Plat of Survey of Lot 1 and Lot 2 of Spruce Hollow North Plat 2 comprised of Lot 2 in Spruce Hollow North in Section 28, T89N, R2W, New Wine Township, Dubuque County, Iowa.

The property is owned by Robert & Beth Schmerbach and is adjacent to the City of Dyersville Along Golf Course Road with a total of 8.48 acres surveyed. The property is zoned R-2, Single Family Residential. The purpose of the plat is to create a lot for the daughter and son in-law to

build a new home.

The survey creates 2 lots. Lot 1 has a total of 7.48 acres surveyed with a home and shed and will Remain in current ownership and residential use. Lot 2 has a total of 1 acre surveyed and will be sold to the daughter and son in-law.

Lot 1 and Lot 2 will use an existing 24' wide access and utility easement off of Golf Course Road.

Speaking to the board via zoom was Dave Schneider, Schneider Land Surveying, 906 1st St North, Farley. Mr. Schneider said the Schmerbach family has a 24' wide access & utility easement that they plan to continue using. He said the property is within 2 miles of the City of Dyersville and the City of Dyersville did approve the plat.

A motion was made by Ms. Boyes, **seconded by Ms. Scherrman to approve the plat. The motion passed unanimously. Vote: 6-0.**

Plat of Survey of Rose Spur Subdivision Plat 2 – Final Plat

Plat of Survey of Lot 1 and Lot 2 of Rose Spur Subdivision Plat 2 comprised of Lot 2 of Rose Spur Subdivision Section 26, T90N, R2E, Peru Township, Dubuque County, Iowa.

The property is owned by Mathy Construction Company and is located .61 miles southwest of the City of Sageville along Rose Spur Lane with a total of 53.665 acres surveyed. The property is zoned M-2, Heavy Industrial. The purpose of the plat is to allow the owners to sell that part of land that the neighbors septic and driveway is located on so they can own it.

The survey creates 2 lots. Lot 1 has a total of 0.166 acres surveyed and will be sold to the adjoining neighbor. Lot 2 has a total of 53.499 acres surveyed and will remain in current ownership and Industrial use.

Lot 1 and Lot 2 will use a 66' wide access and utility easement off of Rose Spur Lane.

Speaking to the board via zoom was Dave Schneider, Schneider Land Surveying, 906 1st St North, Farley. Mr. Schneider the purpose of the plat was to clean up a title issue. He said Mathy Construction was selling another lot to Dittmer Recycling when the title issue was caught. Mathy Construction was aware that the neighbor's septic and driveway was on their property and decided to create this plat to correct the issue.

A motion was made by Ms. Scherrman, **seconded by Mr. Soppe to approve the plat. The motion passed unanimously. Vote: 6-0.**

4. REZONING CASES: None

5. OLD BUSINESS:

Ms. Henry said she reached out to the Board of Supervisors asking them to compile their questions regarding the PC, Planned Complex amendment so the Zoning Board could review their questions and concerns at the next Zoning Board meeting. Ms. Henry said she received one question from Supervisor Harley Pothoff.

Speaking to the Board via zoom was Supervisor Harley Pothoff. Mr. Pothoff asked why the PC, Planned Complex was changed from a 10-acre minimum to having no minimum. Mr. Pothoff said his concern is this may create more PC, Planned Complex rezoning requests if there is not a required acre minimum. The board decided to have further discussion regarding the question at the next Zoning Meeting.

6. NEW BUSINESS:

Ms. Henry said that County Auditor Kevin Dragotto is currently working on codifying the Solar Ordinance.

7. PUBLIC COMMENTS:

8. ADJOURNMENT: A motion was made by Mr. Soppe., seconded by Ms. Boyes to adjourn the meeting. The motion passed unanimously. Vote: 6-0. The meeting ended at 6:36 p.m.