

Dubuque County Zoning Commission Minutes of April 18, 2023

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, Sam Boyes, Kathleen Scherrman and Ron Breitbach. Member Carmen Dunkel was present via zoom. Members Kevin Soppe & Lisa Flanagan were absent. Staff Present at the Dubuque County West Campus, 1225 Seippel Road: Tammy Henry and Amy Schmerbach.

2. APPROVAL OF MINUTES: A motion was made by Mr. Breitbach, **seconded by Ms. Boyes, and passed unanimously to approve the minutes as amended of the March 21, 2023 meeting. Vote: 5-0.**

3. PLAT APPROVAL:

a) Plat of Survey of Barrington Lakes No. 5 – Final Plat

Plat of Survey of Lot 1 of Barrington Lakes No. 5 comprised of Lot 5 and Lot 10 of Block 12 in “Barrington Lakes No. 2 at Dubuque, Iowa” in Sections 5, 6 & 7, T88N, R2E, Table Mound Township, Dubuque County, Iowa.

The property is owned by the Thomas & Julie Kane Revocable Trust and is located .46 miles south of the City of Dubuque along Lakeview Drive with a total of 2.36 acres surveyed. The property is zoned R-1, Rural Residential. The purpose of the plat is to consolidate their two (2) lots into one.

The survey creates one (1) lot. Lot 1 has a total of 2.36 acres surveyed with a home and will remain in current ownership and residential use.

Lot 1 will use an existing residential entrance off of Lakeview Drive.

Ms. Henry said Mr. Kane wanted to combine the lots to save money because the association charges fees for each lot. Ms. Henry said the association was in favor of combining the two lots.

Speaking to the board was Dave Schneider, Schneider Land Surveying, 906 1st St North, Farley. Mr. Schneider said Mr. Kane wanted to consolidate the lots because he has no intention of building on the vacant lot.

Mr. George if anyone had additional questions and no one spoke.

A motion was made by Ms. Boyes, **seconded by Ms. Scherrman to approve the plat. The motion passed unanimously. Vote: 5-0.**

b) Plat of Survey of Holy Family Church Subdivision – Final Plat

Plat of Survey of Lot 1 and Lot 2 of Holy Family Church Subdivision comprised of Lot 1 of the NW ¼ of the SE ¼ and part of the NE ¼ of the SW ¼, all in Section 35, T88N, R1E, Vernon Township, Dubuque County, Iowa.

The property is owned by the Corporation of New Melleray and is located 3.11 miles south of the City of Peosta along Monastery Road with a total of 41.102 acres surveyed. The property is zoned A-1, Agricultural. The purpose of the plat is to allow Holy Family Parish to own the ground the church is on.

The survey creates 2 lots. Lot 1 has a total of 9.852 acres surveyed with a church and will remain in current use and ownership. Lot 2 has a total of 31.250 acres surveyed and will remain in current ownership and agricultural use.

Lot 1 will use a 30' wide access easement off of Holy Family Lane. Lot 2 will use an existing residential entrance off of Melleray Circle.

Speaking to the board was Dave Schneider, Schneider Land Surveying, 906 1st St North, Farley. Mr. Schneider said he was contacted by Father Thole of Holy Family Parish and Father Steven from Corporation of New Melleray about deeding the church to the Holy Family Parish which has been occupying the church since the 1800's. Mr. Schneider said Holy Family Parish is currently leasing the property from the Monastery.

Mr. George if anyone had additional questions and no one spoke.

A motion was made by Mr. Breitbach, **seconded by Ms. Boyes to approve the plat. The motion passed unanimously. Vote: 5-0.**

c) Plat of Survey of Kermit's Subdivision #2 – Final Plat

Plat of Survey of Lot 1 and Lot 2 of Kermit's Subdivision #2 comprised of Lot 1 of Kermit's Subdivision in Section 12, T88N, R2E, Table Mound Township, Dubuque County, Iowa; Lot 3 of the NW ¼ of Section 12, T88N, R2E & Lot A of Waller Street Subdivision both in the City of Dubuque.

The property is partly owned by the Elizabeth Kirpes Trust and the McCoy Family Properties LP and is located both in the City of Dubuque and Dubuque County along Key West Drive with a total of 2.948 acres surveyed. The property is zoned B-1, Business. The purpose of the plat is to add 0.375 acres of land to Elizabeth Kirpes Trust property to extend the backyard of the Kirpes property.

The survey creates 2 lots. Lot 1 has a total of 1.075 acres with a home and will remain in current ownership and residential use. Lot 2 has a total of 1.873 acres surveyed with a trucking business and parking lot and will remain in current ownership and business use.

Lot 1 will use an existing residential access off of Key West Drive. Lot 2 will have access across Lot 2 of McCoy Place off of Highway 20 and multiple existing accesses off of Lake Eleanor Road.

Speaking to the board was Jessalyn McDermott, Buesing & Associates, 1212 Locust St, Dubuque. Ms. McDermott explained that the property that the McCoy Group was granting

to the Kirpes was a piece of land that was level with the Kirpes property. She said the McCoy Group had no use for the property and it was a benefit to expand the Kirpes property.

Mr. George asked if anyone had questions and no one spoke.

A motion was made by Ms. Boyes, **seconded by Mr. Breitbach to approve the plat. The motion passed unanimously. Vote: 5-0.**

ZC#04-07-23 Family of Dreams LLC/Abby & Tony Ball B-2 Highway Business to R-2 Single Family Residential

The applicants are requesting to rezone from B-2, Highway Business to R-2, Single Family Residential 0.50 (1/2) acre to be allowed to live in the building that was converted from a restaurant to a home. The property is located .16 miles east of the City of Dyersville along Olde Hawkeye Road and is legally described as Lot 2 Golf Side Sub, Section 4, T88N, R2W, Dodge Township, Dubuque County, Iowa.

The property is owned by Family of Dreams LLC. Zoning in the area includes A-1, Agricultural to the north, south, east and west. R-1, Rural Residential to the south. R-2, Single Family Residential to the northeast, east, southeast, south and southwest. B-2, Business Highway to the east.

The R-1, Rural Residential to the south on ZC#9000-22-79 was to allow the construction of a single family home. The R-2, Single Family Residential to the northeast on ZC#10-28-02 was to allow for a single-family residential development. The R-2, Single Family Residential to the east on ZC#09-24-04 was to bring a non-conforming residential structure into compliance. The R-2, Single Family Residential to the southeast on ZC#10-26-98 was to allow for single family homes. R-2, Single Family Residential to the south on ZC#08-19-15 was to allow for single family homes. R-2, Single Family Residential to the southwest on ZC#01-01-93 was to allow for a single family home. The B-2, Highway Business to the east on ZC#09-24-04 was to allow for the expansion of an existing storage business and future Auto Dealership.

The owners would like to be able to work on developing the site area up for future rental opportunities. They are currently living in the building and would like to be able to rent out the home in the summer months. They are also working on the other portion of the land that is zoned B-2, Highway Business already to potential build up a campground or possibly a motel for future short-term rental opportunities. Their asking for the rezoning to get a non-conforming property into conformity with the ordinance.

There is one zoning case attached to this property on ZC#01-02-13 to accommodate an existing septic system and additional parking for the restaurant. There are no special use permits attached to this property. Sixteen (16) letters were sent to the property owners and the City of Dyersville was notified.

Comprehensive Plan Policy Chapter 12 Land Use page 179 Objective 3.1 and page 180, Objective 9.1 may apply to this case.

Mr. Breitbach asked why they were only asking for a half of an acre rather than a full acre. Ms. Henry said they were just requesting to rezone not to plat the property and they can have a double zoned property.

Ms. Boyes asked if they could request a Special Use Permit and still retain the B-2 Highway Business zoning. Ms. Henry said no.

Speaking to the board was Abby & Tony Ball, 30824 Old Hawkeye Rd, Dyersville.

Mr. George asked if the property was used as a daycare. Ms. Ball said no it never has been a daycare. They personally have 8 children, that's why they have all the playground equipment.

Mr. George asked if anyone had additional questions, and no one spoke.

A motion was made by Mr. Breitbach, **seconded by Ms. Boyes to approve the rezoning of 0.50 (1/2) acres from B-2, Highway Business to R-2, Single Family Residential to allow residential use of the building that was converted from a restaurant to a home. The motion passed unanimously. Vote: 5-0.**

ZC#04-08-23 Mary Arnold and Julie & Bob Arnold A-1 Agricultural to A-2 Agricultural Residential

The applicants are requesting to rezone from A-1, Agricultural to A-2, Agricultural Residential 1.377 acres to allow for the construction of a new home on the family farm. The property is located .84 miles north of the City of New Vienna along Colony Road and is legally described as the SW NW Section 32, T90N, R2W, Liberty Township, Dubuque County, Iowa.

The property is owned by Mary Arnold and Julie & Bob Arnold. Zoning in the area includes A-1, Agricultural to the north, south, east and west.

There are no previous zoning cases attached to this property. There are no special use permits attached to this property. Three (3) letters were sent to the property owners and the City of New Vienna was notified.

Comprehensive Plan Policy Chapter 9 Agricultural and Natural Resources page 134 Objective 3.1 and Chapter 8 Housing page 122 Objective 12.7 may apply to this case.

Speaking to the board was Bob Arnold, 18677 Colony Rd, New Vienna. Mr. Arnold said he recently purchased the 180-acre farm from his mother and would like to build a new home. Ms. Henry said the Arnolds did not want to remove the existing home. Mr. Arnold said the existing house on the parcel was built 5 years ago by his brother and is currently vacant. However, in the land contract with his mother, she would have the option to live in the existing home.

Ms. Henry said this case would allow for 2 homes on a forty-acre parcel however, the conditional agreement would lock up an additional forty-acre parcel to the west so they would not be able to build a home on that parcel in the future. Ms. Henry said in the end it would be 2 houses on 80 acres.

Mr. George asked if anyone had additional questions, and no one spoke.

A motion was made by Mr. Breitbach **seconded by Ms. Scherrman to approve the rezoning**

with the conditions that 1.377 acres more or less be rezoned to A-2, Agricultural/Residential for one home only and the remainder will stay A-1, Agricultural. That the balance of the SW NW Section 32 and the entire SE NE Section 31, both in T90N, R2W, Liberty Township are not allowed to have another dwelling unless the property is rezoned for that use. The motion passed unanimously. Vote: 5-0.

ZC#04-09-23 Bruce & Connie Hoffman A-1 Agricultural to A-2 Agricultural Residential

The applicants are requesting to rezone from A-1, Agricultural to A-2, Agricultural Residential 3.5 acres to be allowed to sell the existing house and farm buildings. The property is located 1.13 miles northeast of the City of Luxemburg along Thunder Road and is legally described as Lot 1 NW Section 11, T90N, R2W, Liberty Township, Dubuque County, Iowa.

The property is owned by Bruce & Connie Hoffman. Zoning in the area includes A-1, Agricultural to the north, south, east and west.

There are no previous zoning cases attached to this property. There are no special use permits attached to this property. Seven (7) letters were sent to the property owners and the City of Luxemburg was notified.

Comprehensive Plan Policy Chapter 9 Agricultural and Natural Resources page 134 Objective 3.1 and Chapter 8 Housing page 122 Objective 12.7 may apply to this case.

Speaking to the board was Dave Schneider, Schneider Land Surveying, 906 1st St North, Farley. Mr. Schneider said they are requesting the rezoning to sell the existing home and farm buildings and retain the crop ground. Mr. Schneider said after rezoning the property he will plat off the existing home from the crop ground and wants to keep the condition on the 50+ acres north of the county road.

Mr. George asked if anyone had additional questions, no one spoke.

A motion was made by Ms. Boyes, **seconded by Mr. Breitbach to approve the rezoning with the conditions that 3.5 acres more or less be rezoned around the existing home and buildings to A-2, Agricultural/Residential for one home only and the remainder will stay A-1, Agricultural. That the balance of Lot 1 NW, north of Thunder Road, Section 11, T90N, R2W, Liberty Township is not allowed to have another dwelling unless the property is rezoned for that use. The motion passed unanimously. Vote: 5-0.**

ZC#04-10-23 Celester & Joan Feldmann Trust and John Feldmann A-1 Agricultural to A-2 Agricultural Residential

The applicants are requesting to rezone from A-1, Agricultural to A-2, Agricultural Residential 3.5 acres to be allowed to sell the existing farm home and buildings. The property is adjacent to the City of Rickardsville along Klein Lane is legally described as SW SW & Lot 2 SE SW Section 20, T90N, R1E, Jefferson Township, Dubuque County, Iowa.

The property is owned by the Celester & Joan Feldmann Trust. Zoning in the area includes A-1, Agricultural to the north, south, east and west. R-2, Single Family Residential to the southeast.

There are no previous zoning cases attached to this property. There are no special use permits attached to this property. Five (5) letters were sent to the property owners and the City of Rickardsville was notified.

Comprehensive Plan Policy Chapter 9 Agricultural and Natural Resources page 134 Objective 3.1 and Chapter 8 Housing page 122 Objective 12.7 may apply to this case.

Speaking to the board was Dave Schneider, Schneider Land Surveying, 906 1st St North, Farley. Mr. Schneider said Celester & Joan Feldmann currently live in town and not on the property. He said the he son John Feldmann lives out of town and has been maintaining the property, so he is looking to sell the home and building and retain the crop ground. Mr. Schneider said they will sell the lane to the home along with the property so he will be creating an easement.

Speaking to the board was John Feldmann, 231 Green Valley Dr, Racine, Wisconsin. Mr. Feldmann said they are only selling the 3.5 acres with the house and buildings and have no intention of adding additional crop ground to this zoned parcel.

Mr. George asked if anyone had additional questions, no one spoke.

A motion was made by Mr. Breitbach, **seconded by Ms. Scherrman to approve the rezoning with the conditions that 3.5 acres more or less be rezoned around the existing home and buildings to A-2, Agricultural/Residential for one home only and the remainder will stay A-1, Agricultural. That the balance of the parcel is not allowed to have another dwelling unless the property is rezoned for that use. The motion passed unanimously. Vote: 5-0.**

ZC#04-11-23 Dustin & Rachael Ploessl A-1 Agricultural to A-2 Agricultural Residential

The applicants are requesting to rezone from A-1, Agricultural to A-2, Agricultural Residential 2.5 acres to allow for the construction of a new home on the farm. The property is located 1.37 miles southwest of the City of Rickardsville along Freiburger Lane and is legally described as the SE NE in Section 35, T90N, R1W, Concord Township, Dubuque County, Iowa.

The property is owned by Dustin & Rachael Ploessl. Zoning in the area includes A-1, Agricultural to the north, south, east and west.

There are no previous zoning cases attached to this property. There are no special use permits attached to this property. Five (5) letters were sent to the property owners and the City of Rickardsville was notified.

Comprehensive Plan Policy Chapter 9 Agricultural and Natural Resources page 134 Objective 3.1 and Chapter 8 Housing page 122 Objective 12.7 may apply to this case.

Speaking to the board was Dave Schneider, Schneider Land Surveying, 906 1st St North, Farley. Mr. Schneider said they are looking to rezone the property to finance the new home and the remainder of the 40-acre parcel would be financed with an agricultural loan.

Mr. George asked if anyone had additional questions, no one spoke.

A motion was made by Mr. Breitbach, **seconded by Ms. Boyes to approve the rezoning with the conditions that 2.5 acres more or less be rezoned to A-2, Agricultural/Residential for one home only and the remainder will stay A-1, Agricultural. That the balance of the parcel is not allowed to have another dwelling unless the property is rezoned for that use. Vote: 5-0**

ZC#04-12-23 Kenneth J & Darla J Hosch A-1 Agricultural to A-2 Agricultural Residential

The applicants are requesting to rezone from A-1, Agricultural to A-2, Agricultural Residential 1.1 acres to allow them to sell the existing farm home to their son so he can continue to assist in the family farming operation. The property is located 2.58 miles south of the City of Epworth along Then Road and is legally described as the SW SW SW Section 25, T88N, R1W, Taylor Township, Dubuque County, Iowa.

The property is owned by the Kenneth & Darla Hosch. Zoning in the area includes A-1, Agricultural to the north, south, east and west.

There are no previous zoning cases attached to this property. There are no special use permits attached to this property. Four (4) letters were sent to the property owners.

Comprehensive Plan Policy Chapter 9 Agricultural and Natural Resources page 134 Objective 3.1 and Chapter 8 Housing page 122 Objective 12.7 may apply to this case.

Speaking to the board was Dave Schneider, Schneider Land Surveying, 906 1st St North, Farley. Mr. Schneider said the property must be rezoned for the son to obtain the financing for the home.

A motion was made by Ms. Boyes, **seconded by Mr. Breitbach to approve the rezoning with the conditions that 1.1 acres more or less be rezoned around the existing home to A-2, Agricultural/Residential for one home only and the remainder will stay A-1, Agricultural. That the balance of the parcel is not allowed to have another dwelling unless the property is rezoned for that use. Vote:5-0**

ZC#04-13-23 Daryl & Roben Bee and Terry Koelker w/Buesing & Associates Inc R-2 Single Family Residential to A-1 Agricultural

The applicants are requesting to rezone from R-2, Single Family Residential to A-1, Agricultural 0.075 acres to allow them to swap property with the neighbor to the east to fix a boundary line issue. The property is adjacent to the City of Dubuque along Forest Meadow Drive and is legally described as Lot 9 of Replat of Lots A & 9 Forest Grange Sub, Section 9, T89N, R2E, Dubuque Township, Dubuque County, Iowa.

The property is owned Daryl & Roben Bee. Zoning in the area includes A-1, Agricultural to the east. R-2, Single Family Residential to the west, northwest, north and northeast. The R-2, Single Family Residential to the west on ZC#03-04-90 was to allow for a residential

subdivision. The R-2, Single Family Residential to the north and northwest on ZC#03-05-90 was to allow for a residential subdivision. The R-2, Single Family Residential on ZC#03-09-12 and ZC#03-13-94 were both to allow for residential subdivisions.

There is one previous (1) zoning case attached to this property on ZC#03-04-90 to allow for a residential subdivision. There are no special use permits attached to this property. Thirty-three (33) letters were sent to the property owners and the City of Dubuque was notified.

Comprehensive Plan Policy Chapter 9 Agricultural and Natural Resources page 134 Objective 1.9 and page 134 Objective 3.1 may apply to this case.

Speaking to the board was Jessalyn McDermott, Buesing & Associates, 1212 Locust St, Dubuque. Ms. McDermott said property line issues were discovered when the Butler Children's Garden Foundation was placing a fence on the property. Ms. McDermott said the homeowners were swapping the exact amount of land with the Butler Children's Garden Foundation so the rezoning request was needed to match the parcel it would be platted with. She said the following zoning and plat cases are all related. Ms. McDermott said this is how the property owners wanted to handle the exchange, so each case had a recorded document.

Mr. George asked if anyone had additional questions, no one spoke.

A motion was made by Mr. Breitbach, **seconded by Ms. Scherrman to approve the rezoning request of 0.075 acres from R-2, Single Family Residential to A-1, Agricultural. Vote: 5-0.**

d) Plat of Survey of Lot 1-9 & 2-9 of Replat of Lots A & 9 of Forest Grange Subdivision – Final Plat

Plat of Survey of Lot 1-9 & 2-9 of Replat of Lots A & 9 of Forest Grange Subdivision comprised of Lot 9 of Replat of Lots A & 9 of Forest Grange Subdivision Sections 9 & 10, T89N, R2E, Dubuque Township, Dubuque County, Iowa.

The property is owned by Daryl & Roben Bee and is adjacent to the City of Dubuque along Forest Meadow Drive with a total of 5.018 acres surveyed. The property is zoned R-2, Single Family Residential with a pending ZC#04-13-23 to rezone 0.075 acres to R-2, Single Family Residential. The purpose of the plat is to allow the owners to swap land with the adjoining neighbor to the east of this lot so they can own what they have been maintaining.

The survey creates 2 lots. Lot 1-9 has a total of 4.943 and will remain in current ownership and agricultural use. Lot 2-9 is a total of 0.075 acres surveyed with a home and will be added to the lot to the east.

Lot 1-9 will have an existing residential entrance off of Forest Meadow Drive. Lot 2-9 will use an existing entrance through the Dubuque Arboretum.

Speaking to the board was Jessalyn McDermott, Buesing & Associates, 1212 Locust St, Dubuque. She said this was a follow up plat to the previous rezoning request.

Mr. George asked if anyone had additional questions, no one spoke.

A motion was made by Ms. Scherrman, **seconded by Ms. Boyes to approve the plat. The motion passed unanimously. Vote: 5-0.**

ZC#04-14-23 Butler Children's Garden Foundation/Debra Butler and Terry Koelker w/Buesing & Associates Inc A-1 Agricultural to R-2 Single Family Residential

The applicants are requesting to rezone from A-1, Agricultural to R-2, Single Family Residential 0.075 acres to allow them to swap property with the neighbor to the west to fix a boundary line issue. The property is adjacent to the City of Dubuque along Kennedy Road and is legally described as Lot 2 Y-Camp Place No. 2 Section 10, T89N, R2E, Dubuque Township, Dubuque County, Iowa.

The property is owned by Butler Children's Garden Foundation. Zoning in the area includes A-1, Agricultural to the east. R-2, Single Family Residential to the west, northwest, north and northeast. R-3, Single Family to the north and northwest. The R-2, Single Family Residential to the west on ZC#03-04-90 was to allow for a residential subdivision. The R-2, Single Family Residential to the north and northwest on ZC#03-05-90 was to allow for a residential subdivision. The R-2, Single Family Residential on ZC#03-09-12 and ZC#03-13-94 were both to allow for residential subdivisions. The R-3, Single Family Residential to the north on ZC#06-29-95 was to bring the existing property into conformity with the zoning ordinance.

There are no previous zoning cases attached to this property. There are no Special Use Permits attached to this property. Twenty-one (21) notification letters were sent to the property owners and the City of Dubuque was notified.

Comprehensive Plan Policy Chapter 12 Land Use page 179 Objective 3.7 and Page 181 Objective 11.1 may apply to this case.

Speaking to the board was Jessalyn McDermott, Buesing & Associates, 1212 Locust St, Dubuque. She said what Ms. Henry read in was correct and it is again related to the previous cases and the next plat on the agenda.

Mr. George asked if anyone had additional questions, no one spoke.

A motion was made by Mr. Breitbach, **seconded by Ms. Boyes to approve the rezoning request of 0.075 acres from A-1, Agricultural to R-2, Single Family Residential. Vote: 5-0.**

e) Plat of Survey of Lot 1-2 & 2-2 of Y-Camp Place No. 2 – Final Plat

Plat of Survey of Lot 1-2 & 2-2 of Y-Camp Place No. 2 comprised of Lot 2 of Y-Camp Place No. 2 Section 10, T89N, R2E, Dubuque Township, Dubuque County, Iowa.

The property is owned by the Butler Children's Garden Foundation and is adjacent to the City of Dubuque along Kennedy Road with a total of 18.717 acres surveyed. The property is zoned A-1, Agricultural with a pending ZC#04-14-23 to rezone 0.075 acres to A-1, Agricultural. The purpose of the plat is to allow the owners to adjust the lot line and swap

the land with the adjoining neighbor to the west of this lot so they can own what they have been maintaining.

The survey creates 2 lots. Lot 1-2 has a total of 18.642 acres surveyed and will remain in current ownership and agricultural use. Lot 2-2 has a total of 0.075 acres surveyed and will be sold to adjoining neighbor.

Lot 1-2 will use an existing entrance through the Dubuque Arboretum. Lot 2-2 will use an existing residential entrance off of Forest Meadow Drive.

Speaking to the board was Jessalyn McDermott, Buesing & Associates, 1212 Locust St, Dubuque. She said what Ms. Henry said was correct and it is again related to the previous cases and the next plat on the agenda.

Mr. George asked if anyone had additional questions, no one spoke.

A motion was made by Mr. Breitbach, **seconded by Ms. Boyes to approve the plat. The motion passed unanimously. Vote: 5-0.**

f) Plat of Survey of Y-Camp Place No. 3 – Final Plat

Plat of Survey of Lot 1 and Lot 2 of Y-Camp Place No. 3 comprised of Lot 1-2 & 2-2 of Y-Camp Place No. 2 Section 10 and Lot 1-9 & 2-9 of Replat of Lots A & 9 of Forest Grange Subdivision Section 9 all in T89N, R2E, Dubuque Township, Dubuque County, Iowa.

The property is owned by Daryl & Roben Bee and the Butler Children's Garden Foundation and is adjacent to the City of Dubuque along Kennedy Road and Forest Meadow Drive with a total of 23.735 acres surveyed. The property is zoned A-1, Agricultural and R-2, Single Family Residential with a pending ZC#04-13-23 to rezone 0.075 acres to R-2, Single Family Residential and a pending ZC#04-14-23 to rezone 0.075 acres to A-1, Agricultural. The purpose of the plat is to allow the owners to swap property and own what they have been maintaining.

The survey creates 2 lots. Lot 1 has a total of 5.018 acres surveyed with a home and will remain in current ownership and residential use. Lot 2 has a total of 18.717 acres surveyed and will remain in current ownership and agricultural use.

Lot 1 will use an existing residential entrance off of Forest Meadow Drive. Lot 2 will use an existing entrance through the Dubuque Arboretum.

Speaking to the board was Jessalyn McDermott, Buesing & Associates, 1212 Locust St, Dubuque. Ms. McDermott said the information was correct.

Mr. George asked if anyone had additional questions, no one spoke.

A motion was made by Ms. Boyes, **seconded by Ms. Scherrman to approve the plat. The motion passed unanimously. Vote: 5-0.**

5. OLD BUSINESS: Update on Zoning Cases

Ms. Henry said -ZC#03-04-23 Schute Farm Company, Steve Schute & Thomas Schute/Jason Rauen A-1 Agricultural to A-2 Agricultural Residential, ZC#03-05-23 Leonard Smith II Trust A-1 Agricultural to A-2 Agricultural Residential, and ZC#03-06-23 Douglas & Charissa Vorwald A-1 Agricultural to M-2 Heavy Industrial were all approved by the Dubuque County Supervisors.

6. NEW BUSINESS:

Ms. Henry informed the board that a Soccer Complex is being developed in the County and she is working with the property owners, city offices, county offices and the Sherrill Fire Department to make sure they are following the Dubuque County ordinances. She said the property is correctly zoned for the soccer field so the Zoning Commission will not see the case.

Mr. Breitbach asked what the status of the Solar Ordinance. Ms. Henry said Mr. Ed Raber is gathering information and is still currently working on it.

7. PUBLIC COMMENTS: None

8. ADJOURNMENT: A motion was made by Ms. Boyes, **seconded by Mr. Breitbach to adjourn the meeting. The motion passed unanimously. Vote: 5-0. The meeting ended at 7:30 p.m.**