



Dubuque County Zoning Board Zoning Board Meeting Minutes – June 17, 2025

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

Chairperson Dave George, Vice-Chairperson Samantha Boyes, Kevin Soppe, Kathleen Scherrman, Jerry Sigwarth, Steve Davis and Lisa Flanagan.

The Zoning Commission Board met at the Dubuque County West Campus, 1225 Seippel Rd, Dubuque, IA, 52002. You have the option to attend Zoning Board meetings. The County offers Zoom with both audio and video available. Every agenda will include information on how to log in to attend that meeting. Those wishing to attend meetings in person may do so. All Zoning Board official meetings are recorded and available to be viewed at <https://www.dubuquecountyiowa.gov/467/Agendas-Minutes>

ROLL CALL - Members present: Dave George, Kevin Soppe, Kathleen Scherrman, Steve Davis, Lisa Flanagan and Jerry Sigwarth. Samantha Boyes was absent. Staff Present: Lindsey Murphy, Ed Raber, and Amy Schmerbach.

APPROVAL OF MINUTES - A motion was made by Mr. Sigwarth, **seconded by Ms. Flanagan, and passed unanimously to approve the minutes of the May 20, 2025, meeting. Vote: 6-0.**

PLAT APPROVAL:

Plat of Survey of Behnke Acres Plat 5 – Final Plat. Speaking to the board was Cindy Behnke. **A motion was made by Mr. Soppe, seconded by Mr. Sigwarth, to approve the plat. The motion passed unanimously. Vote 6-0.**

Plat of Survey of Creamery Springs Plat 2 – Final Plat. Speaking to the board was Wyatt Anderson, Dubuque County Engineers Office. **A motion was made by Mr. Soppe, seconded by Mr. Sigwarth, to approve the plat. The motion passed unanimously. Vote 6-0.**

Plat of Survey of Sauser Addition No 3 – Final Plat – Speaking to the board was Mike Weber, Weber Land Surveying. **A motion was made by Mr. Soppe, seconded by Ms. Scherrman, to approve the plat. The motion passed unanimously. Vote 6-0.**

REZONING CASES:

ZC#06-10-25 Hefel Properties LLC-Trent Hefel R-3 Single Family Residential to R-4 Multi Family Residential - Representative was unable to appear - **A motion was made by Mr. Sigwarth, seconded by Mr. Davis, to table the rezoning case. The motion passed unanimously. Vote 6-0.**

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ZC#06-11-25 Hammer & Nails LLC-Jason Rauhen A-1 Agricultural to A-2 Agricultural Residential – Speaking to the board was Dave Schneider, Schneider Land Surveying. **A motion was made by Mr. Soppe, seconded by Ms. Flanagan, to approve the rezoning of 2.5 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.**

ZC#06-12-25 Emily Ann Habel A-1 Agricultural to A-2 Agricultural Residential – Speaking to the board was Dave Schneider, Schneider Land Surveying. **A motion was made by Mr. Sigwarth, seconded by Mr. Davis, to approve the rezoning of 4.3 acres more or less be rezoned to A-2, Agricultural Residential and consist of two (2) lots and the remainder will stay A-1, Agricultural. Lot 1 will consist of 2.409 acres with an existing home and will be zoned A-2, Agricultural Residential and Lot 2 will consist of 1.916 acres and will be the site for a new home and be zoned A-2, Agricultural Residential. That the balance of the parcel is not allowed to have another dwelling unless the property is rezoned for that use.**

ZC#06-13-25 Dennis & Debra Schmitt A-1 Agricultural to A-2 Agricultural Residential - Speaking to the board was Dave Schneider, Schneider Land Surveying. **A motion was made by Mr. Soppe, seconded by Mr. Sigwarth, to approve the rezoning of 1 acre more or less, be rezoned around the existing home and shed to A-2, Agricultural/Residential for one home only and the remainder will stay A-1, Agricultural. That Lot 2 of Schmitt-Balltown Place Plat 2, Section 14, T90N, R1E, Jefferson Township, Dubuque County, Iowa is not allowed to have a dwelling unless the property is rezoned for that use.**

Plat of Survey of Schmitt-Balltown Place Plat 3 – Final Plat - Speaking to the board was Dave Schneider, Schneider Land Surveying. **A motion was made by Mr. Sigwarth, seconded by Ms. Scherrman, to approve the plat. The motion passed unanimously. Vote 6-0.**

ZC#06-14-25 Dewayne G Rahe Declaration of Trust Dated June 14, 2000, Dewayne G Rahe, Trustee & Krystal A. Rahe Declaration of Trust Dated June 14, 2000, Krystal A Rahe, Trustee A-1 Agricultural to A-2 Agricultural Residential - Speaking to the board was Dave Schneider, Schneider Land Surveying. **A motion was made by Mr. Soppe, seconded by Mr. Davis, to approve the rezoning of 1.9 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.**

OLD BUSINESS:

Update of Previous Zoning Cases-Ms. Schmerbach said the Board of Supervisors approved ZC#05-05-25 Ronald & Jessalyn Breiner R-2 Single Family Residential to R-4 Multi Family Residential, ZC#05-07-25 Kenneth & Diane Hannan and Benjamin Hannan A-1 Agricultural to A-2 Agricultural Residential, ZC#05-08-25 Dale & Carlene Langel A-1 Agricultural to A-2 Agricultural Residential ZC#05-09-25 & Roger & Jane Clemen A-1 Agricultural to A-2 Agricultural Residential.

NEW BUSINESS:

Elections were moved to the July 15th meeting.

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PUBLIC COMMENTS: Speaking to the board was Larry Ludwig, 17612 Eli Drive, Dubuque. Mr. Ludwig stated he was not in favor of ZC#06-10-25 Hefel Properties LLC-Trent Hefel R-3 Single Family Residential to R-4 Multi Family Residential. The board told Mr. Ludwig the case was tabled, and they would not discuss the case until the next meeting.

Mr. Raber and the board members thanked Mr. Soppe for his years of service on the Zoning Commission.

ADJOURNMENT: A motion was made by Mr. Soppe, **seconded by Mr. Sigwarth to adjourn the meeting. The motion passed unanimously. Vote: 6-0. The meeting ended at 6:43 p.m.**