



Dubuque County Zoning Board Zoning Board Meeting Minutes –August 19, 2025

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

Chairperson Dave George, Vice-Chairperson Samantha Boyes, Ron Breitbach, 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, Kathleen Scherrman, Jerry Sigwarth, Steve Davis, and Lisa Flanagan. Samantha Boyes & Ron Breitbach were absent. Staff Present: Tammy Henry, Ed Raber, and Amy Schmerbach.

APPROVAL OF MINUTES - A motion was made by Mr. Sigwarth, **seconded by Mr. Davis, and passed unanimously to approve the minutes of the July 15, 2025, meeting. Vote: 5-0.**

PLAT APPROVAL:

Plat of Survey of Crestwood Estates No. 3 – Final Plat. Speaking to the board was Mike Weber, Weber Land Surveying. **A motion was made by Mr. Davis, seconded by Ms. Flanagan, to approve the plat. The motion passed unanimously. Vote 5-0.**

Plat of Survey of Wolter Subdivison No. 2 – Final Plat. Speaking to the board was Mike Weber, Weber Land Surveying, Mike Wolter and Lisa Flanagan. **A motion was made by Mr. Davis, seconded by Mr. George, to approve the plat. Ms. Flanagan abstained. The motion passed. Vote 4-0.**

REZONING CASES:

ZC#08-19-25 Beverly Boeckenstedt & Marty Schwes 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 Ms. Flanagan, to approve the rezoning of 1.808 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. The motion passed unanimously. Vote 5-0.**

ZC#08-20-25 Thomas & Roberta Pape 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 Ms. Flanagan, to approve the rezoning of 3.3 acres more or less be rezoned to A-2, Agricultural/Residential. Lot 1 will be a total of 1.570 acres with the existing home and farm buildings. Lot 2 will be a total of 1.717 acres and will be the site for the new home. That the balance of Lot 1 SW NW and the entire NW NW both in Section 10, T90N, R1W, Concord Township are not allowed to have another dwelling unless the property is rezoned for that use. The motion passed unanimously. Vote 5-0.**

Plat of Survey of T.R. Pape Subdivision – Final Plat. Speaking to the board was Dave Schneider, Schneider Land Surveying. **A motion was made by Ms. Scherrman, seconded by Mr. Davis, to approve the plat. The motion passed unanimously. Vote 5-0.**

Mr. Sigwarth left the meeting at 6:57 pm.

OLD BUSINESS: Ms. Henry said ZC#07-15-25 Mark E. & Mary S. McAllister Trust and Ted McAllister A-1 Agricultural to A-2 Agricultural Residential, ZC#07-16-25 Brandon & Lynsey Freiburger A-1 Agricultural to A-2 Agricultural Residential, ZC#07-17-25 Martin & Cathy Kalb and Hannah Kalb A-1 Agricultural to A-2 Agricultural Residential, and ZC#07-18-25 Eugene & Connie Duschner A-1 Agricultural to A-2 Agricultural Residential were approved by the Board of Supervisors.

Mr. Raber said the ZC#05-06-25 Dubuque Metropolitan Area Solid Waste Agency rezoning case was not ready to move forward.

NEW BUSINESS:

Mr. Raber said he and other department heads had met with MSA to start the process of developing the Unified Development code. He said they would be developing focus groups of several stakeholders. He said they would invite these stakeholders along with the general public to a meeting to discuss the UDC and gather feedback.

PUBLIC COMMENTS: Speaking to the board was Dave Schneider, Schneider Land Surveying. Mr. Schneider explained the abundance of property line issues he discovers being a surveyor. He said most disputes are not fixed because of the expense. Mr. Schneider said every plat he designs he prepares it as if he will be subpoenaed to take the case to court.

Mr. Raber and the board members congratulated Ms. Henry on her retirement because this was her last Zoning meeting in Dubuque County as administrator.

ADJOURNMENT: A motion was made by Ms. Scherrman, seconded by Mr. Davis to adjourn the meeting. The motion passed unanimously. Vote: 4-0. The meeting ended at 7:07 p.m.