

DICKINSON COUNTY PLANNING AND ZONING COMMISSION

December 15, 2025

1:00 P.M.

The Dickinson County Planning and Zoning Commission met on Monday December 15, 2025, at 1:00 P.M. in the Dickinson County Courthouse.

Present in attendance were Megan Kardell, Dickinson County Zoning Administrator, Lee McKim Zoning Assistant. Steve Goodlow, Dickinson County Attorney.

James Blum, Chairperson, called the meeting to order at 1 p.m.

First Item on the Agenda Roll Call James Blum, David Besch, Spencer Heywood, Nancy Menke, Derek Lee and Carol Pierce were present. Erica Schultes was absent.

Second on the Agenda is Approval of minutes

Menke motioned to approve the minutes from October 20, 2025. Pierce seconded. All approved Blum, Besch, Heywood, Menke, Lee and Pierce.

Third on the Agenda was New Business

1. Pre-application Conference for Dan Vrugdenhil for a proposed subdivision

Kardell gave her staff report and let the commission know the applicant Dan Vrugdenhil was unable to attend the meeting. Kardell explained Vrugdenhil would like to do 17 lots to make a total of 34 units with a clubhouse and greenspace. Vrugdenhil did receive approval for 35 units from the Sanitary District which does expire next month. Kardell stated that Vrugdenhil had his engineer check with Iowa Lakes Water, which they looked at favorable. Kardell this is to acquaint the commission with this project to present before any significant costs before moving forward.

Blum stated he had questions and wondered whether to table the item till Vrugdenhil can be in attendance.

Kardell asked the commission if they had any questions. Pierce questioned the roads with a possibility of 30-40 structures and also being a busy corner with bad visibility on the corner.

Correspondence – None

Public Comments – None

Pierce motioned to let Vrugdenhil make the choice whether he would like to proceed. Heywood seconded. All in Favor Blum, Besch, Heywood, Menke, Lee and Pierce.

2. Final Plat Gerbers Subdivision c/o Jim Gerber-JMAR, INC

Kardell gave a report to update the commission.

Pat Mohning of Mohning Land Surveying came to the podium to explain the plat layout, the easement shown for drainage, the easement down on the south end by Crowley Road. Mohning stated it hasn't really changed from the preliminary.

Correspondence – None

Public Comments – None

Blum asked about the final plat, and he wanted clarification on the requirements for the flood plain areas, with most of the lots on 1B-16B are close to the flood zone. Blum stated that it should have been marked on the map. Blum then brought up the drainage easement from the private road to the east to the retention pond for potential drainage of the roadway 1-2B and another one 11-12B. Blum then said that there should be one on 31B as it drains across the road, he would like marked on the map.

Blum then asked about the outline of out lot A as it was not noted.

Kardell talked to Mohning to put the outliers on the map. Mohning agreed. Kardell then said she didn't recall the 3 drainage areas that were a part of a motion, she believed it was a discussion.

Blum asked if they got a Homeowners Association for the subdivision. Gerber then spoke on the HOA and that he had everyone had signed it. Gerber has also filed with the state of Iowa. Gerber stated the roadway was in the abstract. Kardell said she had the homeowners' signatures for the HOA on hand.

Kardell then read the consent of homeowner's association in the new addition if a homeowner would purchase a lot.

Pierce explained she misunderstood the control of the access. Kardell said the intent is to turn over the road to the lot owners with an association formed. Pierce said in the interim they are responsible for the clearing of the road. Gerber stated the Reister's were doing the road. Kardell clarified that when the Reister's are ready to sell that the homeowners will be owners of the road.

Pierce asked for clarification so that there is no opportunity to develop an accessory structure that houses people. Gerber stated that it is not for residential. Pierce then asked if the HOA had that in it. Gerber said yes. Kardell said it was attached to the plat, and that it is for accessory buildings only. Mohning confirmed. Gerber said the intention is for storage only. Pierce asked for it in writing, Blum agreed. Kardell stated the Sanitary District doesn't have capacity for sanitary out there.

Pierce motioned to vote with the stipulations of the HOA accessory structures, to identify the out-lot A on the final plat, and to have easements 1A-1B-1c, 2B , 11-12B and north line of 31 B. Lee seconded. The votes were approved 6-0. All in Favor Blum, Besch, Heywood, Menke, Lee and Pierce.

Fourth on the Agenda was Old, unknown, or other business to be discussed. Kardell spoke about Supervisor Clark getting in touch with Mr. Ludwig on the Comprehensive Land Use Plan. Kardell stated Ludwig met with Zoning, Supervisor Clark and Goodlow. Kardell also said that Ludwig met with the Sanitary District as well. Kardell explained it was a step forward in getting the plan updated. Blum asked about taxing boundaries to be investigated also.

Kardell stated she would give the commission new 2026 meeting dates and deadlines.

Kardell wanted to update the commission on the Seeman property that was denied back in October with a 5-foot annex. Kardell knew they then came back with a 50-foot annex, but Kardell hadn't heard if it was approved or not.

Fifth on the Agenda was Adjournment

Besch motioned to adjourn. Pierce seconded. All in favor, Blum, Besch, Heywood, Menke, Lee and Pierce.

(For more information see P&Z 12 15 25 recording)