

P&Z Report – February 25, 2020

The Honorable Michael Kidd
and Members of the City Council
Dallas Center, IA 50063

Dear Mr. Mayor and Members of the Council:

The Dallas Center Plan & Zoning Commission met Tuesday, February 25, 2020 with the following members present: Abby Anderson, Kevin Deaton, Thomas Strutt, Daniel Willrich and Matt Ostanik. Also in attendance were:

- City Attorney Ralph Brown
- City Engineer Bob Veenstra
- Director of Public Works Brian Slaughter
- City Zoning Administrator Jason Van Ausdall
- Bill Mangano
- Jack Koethe
- Dawn Ray
- Chris Ramsey
- Chuck Fagen with Brown, Fagen & Rouse
- Ben Rouse with Brown, Fagen & Rouse
- Jeff Weddle with Dallas Mutual Insurance Association
- Thomas Trapp with Hartman Trapp Architecture
- Paul Clausen with Civil Engineering Consultants
- Garret Hulse with Earlham Savings Bank joined by phone

Request for Climate-Controlled Storage in C-1 Zoning District

Bill Mangano owns 1407 Walnut Street in the City's C-1 zoning district. Bill stated that he is considering leasing the building for office space or possible climate-controlled storage. Storage uses are permitted in C-2 zoning but indoor commercial storage and climate-controlled storage is not permitted in C-1. Bill asked if the P&Z Commission would consider recommending climate-controlled storage as a permitted use in C-1.

Commission members discussed this request and the consensus was that commercial storage uses are appropriate for C-2 but not for the historic character of the C-1 district. The Commission did not take any formal action because we believe the permitted uses for C-1 should not be changed at this time.

Request for Storage Cubes in C-2 Zoning District

Jack Koethe owns 1204 Sugar Grove Avenue in the City's C-2 zoning district. Jack operates a landscaping business and would like to add outdoor storage cubes for bulk landscape material on his property. Outdoor storage is permitted in the C-2 zoning district but the proposed placement of the storage cubes would fall within the required setback and thus not be allowed.

Bob Veenstra shared additional information about the request and discussed that due to the configuration of the property and the existing building, there is no location where the storage cubes could be utilized successfully without infringing on the setback. Commission members discussed and agreed that this situation would be more appropriate for seeking a variance from the Board of Adjustment. The Commission was not in favor of making broad changes to setback requirements. No formal action was taken but we encouraged the property owner to instead seek a variance from the Board of Adjustment.

Earlham Savings Bank Drive Up Addition

The Commission reviewed and discussed site and architectural plans submitted by Earlham Savings Bank for the addition of a drive-up to the former Brenton State Bank/Wells Fargo Bank building. Garret Hulse with Earlham Savings Bank explained the intention of the proposal, and Paul Clausen walked through additional details of the proposed site plan. The City Engineer also provided comments. Ralph Brown stated that as a party affected by the proposal, he will not provide comments on it but he will draft any recommendations requested by the Commission.

In addition, the Commission opened the meeting to comments from audience members, including the following:

- Brian Slaughter discussed considerations with snow removal
- Ben Rouse expressed his opposition to the proposal and provided a packet of photos and additional comments
- Chuck Fagen gave a lengthy presentation on his opposition to the proposal
- Jeff Weddle stated his opposition to the proposal
- Dawn Ray stated her concern about the proposal
- Chris Ramsey stated his concern about the proposal

The Commission also noted receipt of a letter from the President of the Board of Directors of Dallas Mutual Insurance Association stating their opposition.

During discussion, the City Engineer noted that our existing zoning requirements do not fully contemplate a proposal such as this to add a drive up to an existing building in C-1. He stated that to the extent there are requirements, the proposed

drive up addition meets them. He also stated that the drive up is workable from an engineering perspective.

The Commission's discussion then focused on considerations with reducing public parking on 15th Street and the impact of bank drive up traffic on the alleyway and on neighboring businesses. Several of the parties who spoke during the public comment period noted concerns about traffic safety in the alleyway and the impact to the neighboring law office of losing the ability for elderly and handicap clients to use their south door if the alley is closed and traffic is rerouted through a private parking lot as proposed in the site plan that was presented to the Commission.

After extensive discussion and public comment, Commission members expressed that considerations with public parking, alley use and impact on other businesses were beyond the purview of P&Z and would be best addressed by City Council.

Abby Anderson moved and Thomas Strutt seconded to send the proposed site and architectural plans to City Council with a statement that they meet the City's zoning and site requirements but that the Commission is not making a recommendation for approval or rejection due to the additional factors that will need evaluated by Council. The motion was approved unanimously.

Permitted Uses in the C-2 Highway/Auto-Oriented Business District

The Commission continued the discussion from our January meeting about permitted uses in the C-2 district, as requested by City Council. The Commission has completed additional research on how other metro communities have handled zoning and architectural requirements, including the communities of Adel, DeSoto, Panora, Grimes, Johnston, Waukee, West Des Moines, Indianola and Pella.

Based on the zoning requirements that we reviewed from these communities, we found that it may be appropriate to consider modest enhancements to our architectural requirements. Such enhancements would be in line with other metro communities and would allow the City to better ensure that the gateway to our community is what we want it to look like when people come here.

Commission members asked the Chair to develop a written proposal for specific enhancements to our architectural standards. We will further discuss at our April P&Z meeting, and the Commission may choose to submit a recommendation to City Council at that time.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair