

P&Z Report – March 24, 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 telephonically Tuesday, March 24, 2020 with the following members participating in the call: Abby Anderson, Kari Boscaljon, Kristi Northway, Thomas Strutt and Matt Ostanik. Also in attendance were: City Attorney Ralph Brown, City Engineer Bob Veenstra and Kevin Hogan from Precision Truss Company. Daniel Willrich also joined the meeting later.

### **1504 Sugar Grove Avenue**

The commission reviewed and discussed site and architectural plans submitted by Jim Woodsmall and Kevin Hogan for an 800 SF addition to an existing building at 1504 Sugar Grove Avenue. The City Engineer provided comments on the plans.

After discussion, Kristi Northway moved and Abby Anderson seconded to recommend that City Council approve the proposed site plan with the following notations:

- The rear yard setback for the existing building does not comply with our requirements. However, the existing building was built in 1953, preceding the City's setback requirements.
- The approval is for office/storage occupancy only. The site does not have adequate parking for other uses but does have sufficient parking as long as the use remains office/storage. Any change of use in the future would need to be compliant with City code and would require a new permit.

The motion was approved unanimously.

Abby Anderson then moved and Thomas Strutt seconded to recommend that City Council also approve the proposed architectural plan. The architectural plan proposes use of a combination of stone and Hardiplank siding for exterior materials. After review, P&Z recommends that City Council allow use of Hardiplank as an additional permitted primary material on this specific project.

This motion was also approved unanimously.

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

The Commission continued the discussion from our January and February meetings about permitted uses in the C-2 district, as requested by City Council. At our February meeting, the Commission agreed 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.

The Commission reviewed and discussed a draft written proposal for specific enhancements to our architectural standards. A number of minor revisions were discussed and agreed to. The City Attorney agreed to prepare a draft ordinance with this text for further review at our April P&Z meeting. Following our discussion in April, we hope to submit a recommendation to City Council.

Respectfully submitted,  
Matt Ostanik  
P&Z Commission Chair