

P&Z Report – June 30, 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 via Zoom meeting on Tuesday, June 30, 2020 with the following members participating in the call: Kevin Deaton, Kari Boscaljon, Kristi Northway, Thomas Strutt, Daniel Willrich and Matt Ostanik. Also participating were: City Attorney Ralph Brown, City Engineer Bob Veenstra and Ed Pelds from Pelds Design Services.

Dallas Center Public Library Addition at 1308 Walnut

The commission reviewed and discussed site and architectural plans submitted by Pelds Design Services for an addition to the Dallas Center Public Library. The City Engineer provided comments on the plans.

After discussion, Kevin Deaton moved and Thomas Strutt seconded to recommend that City Council approve the proposed site plan with the following notations:

- Per the recommendation from the City Engineer, the requirement for onsite stormwater detention should be waived because the City does not have an available storm sewer outlet in close proximity to the project.
- The site plan shows a water line for the addition passing through a sidewalk ramp at the intersection of Sycamore and 13th Street. It would be preferable to move the water line to avoid disturbing the existing sidewalk ramp.

The motion was approved 5-0 with Daniel Willrich abstaining from the vote.

Kristi Northway then moved and Kevin Deaton seconded to recommend that City Council also approve the proposed architectural plan. The architectural plan proposes a brick exterior that matches the existing library building and complies with the City's architectural requirements.

This motion was also approved 5-0 with Daniel Willrich abstaining.

Future Update to the Dallas Center Comprehensive Plan

The commission held a preliminary discussion about updating Dallas Center's Comprehensive Plan. Our Comprehensive Plan document was last updated in 2008. State law requires that each city have a comprehensive plan, and nearly all of our neighboring cities update their plans every 10 years.

The commission discussed requesting that City Council include \$15,000 in the next fiscal year's budget for the plan update. At a very high level, we envision the plan update including:

- Using the existing 2008 plan as a foundation to build on. The 2008 plan is well written and still relevant today. We would like to update and expand it, but not replace it or start over.
- Expanding the plan document to also incorporate City Council's infrastructure planning materials and to add new sections for future park planning, housing and public input. P&Z is willing to take the lead on developing those new sections and will follow examples from other communities.
- Improving the graphical presentation of the plan document to make it easier to read and easier to reference in the future.

The City Engineer has advised that other communities often invest \$40,000 to \$75,000 to update their comprehensive plans (for example, see the recent Adel comp plan update that was discussed at the May 2020 City Council meeting). We believe we can keep Dallas Center's costs much lower by utilizing our City Engineer's expertise, using the 2008 plan as a starting point, and having P&Z take the lead on developing the new sections to be added. We think a plan update is past due but we believe a lower cost is more reasonable and appropriate for Dallas Center.

We hope to bring a more detailed proposal to City Council this October or November for discussion and possible approval.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair