

P&Z Report – September 22, 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, September 22, 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 the following community members: Jeff Weddle, Karmen Weddle, Michelle Wiedman, Bob King, Julie Becker, Bob Haxton, Stacey Miller, Kim Turner, and Bryce Arganbright.

New Building at Husband Field at 24572 N Avenue

The commission reviewed and discussed a site plan submittal for a new building at Husband Field owned by Michael D. Thomas at 24572 N Avenue. The City Engineer provided comments on the plan.

After discussion, Kevin Deaton moved and Thomas Strutt seconded to recommend that City Council approve the proposed site plan, subject to the requirement that the north face of the building is ten or more feet from the north property line. The motion was approved unanimously.

The commission then further discussed the architecture submittal for the airport building. The applicant did not submit a true architectural plan or drawing, but they did provide a sample of metal siding that will be used on the building. The siding has exposed metal fasteners, and the applicant proposed to place a small plastic cover over each fastener.

The commission members discussed that the proposed siding does not meet our architectural requirements because of the exposed fasteners. The proposed plastic covers do not truly conceal the fact that there are exposed fasteners. The City Engineer commented that the plastic covers do not appear to meet the intent of our architectural requirements.

The commission members also discussed that the proposed building will be located approximately 370 feet from the highway, will be adjacent to other buildings that

were constructed prior to our architectural standards or are outside of city limits, and is located in an area that is unlikely to see further development any time soon. As a result of these unique circumstances, Thomas Strutt moved and Kevin Deaton seconded to recommend that City Council approve the proposed metal siding with exposed fasteners (no plastic covers) as an additional primary material for this building. The motion passed unanimously.

Special Use Permit for Jeff and Karmen Weddle

Daniel Willrich joined the meeting during the discussion on this topic.

The commission reviewed and discussed a request from Jeff and Karmen Weddle for a special use permit for their home at 1607 Walnut Street. The Weddles have requested to use their home, a former church, for events and would like a special use permit very similar to the special use permit that the City has issued to the Candlelit Way Wedding Chapel for many years.

The special use permit request drew significant public comment. Public comments received included:

- Julie Becker stated her opposition to the special use permit and her concern that as a neighbor, the events will be disruptive to her home and will create extra traffic and parking concerns.
- Bob Haxton stated his opposition and his concern that it will be disruptive to the neighborhood.
- Michelle Wiedman stated her support for the special use permit and her belief that it will be a benefit to the community.
- Jeff Weddle stated that their other neighbor was unable to attend the meeting but supports the special use permit.
- P&Z also received emails from seven other community members expressing their support for the permit.

After listening to the public comments, the commission discussed the request and whether it would be appropriate to place any limitations on the number or size of events held at the property. I personally believe some reasonable limitations would be appropriate. However, other commission members voiced that they did not believe limitations were necessary. During the discussion, Daniel Willrich moved and Kristi Northway seconded to recommend that City Council approve the proposed special use permit without any limitations. The motion passed unanimously.

Proposed Ice Rink Shed in Heritage Park

The commission reviewed and discussed the proposed ice rink shed in Heritage Park. Bob King spoke about the project on behalf of Rotary and the Parks and Recreation Board.

The City Engineer stated that because the dollar amount of the project is less than \$25,000, it technically does not require a site plan submittal. The City's ordinance could be interpreted to mean that an architectural submittal is also not necessary when a site plan is not required. However, because the proposal is for construction of a City-owned structure on City-owned property, the commission feels that it is prudent to still review the plans and make a recommendation to City Council.

The proposed siding on the ice rink shed does not meet our architectural requirements because it is a painted wood siding. However, the siding does not have exposed fasteners, is consistent with the siding used on other City park structures such as the roller-skating rink shed, and appears to exhibit the required structural strength, permanency and aesthetic character.

As a result of these specific circumstances, Kristi Northway moved and Thomas Strutt seconded to recommend that City Council approve the ice rink shed siding as an additional primary material for this building. The motion passed unanimously.

Update to the Dallas Center Comprehensive Plan

The commission reviewed and discussed a draft proposal from the chair for updating the City's Comprehensive Plan. The proposal builds on the recommendations from the City Engineer, the commission's previous discussions, and the email correspondence that was sent to the Mayor in July. In the past month the chair has also completed telephone meetings with the cities of Elkhart, Johnston, Grimes, Waukee and Adel for feedback and advice from their comprehensive plan update processes.

During the discussion, the City Engineer recommending beginning discussion of land use and future growth boundaries in April or May 2021. We will revise our proposal to reflect this.

After discussion, Thomas Strutt moved and Kari Boscaljon seconded to approve the chair presenting the proposal to City Council in November. The motion passed unanimously.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair