

P&Z Report – June 22, 2021

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, June 22, 2021 at 6:30 P.M. at Memorial Hall with the following Commission members present: Abby Anderson, Kari Boscaljon, Thomas Strutt, Daniel Willrich and Matt Ostanik. Kevin Deaton and Kristi Northway were not at the meeting. Also participating were City Attorney Ralph Brown and City Engineer Bob Veenstra.

Public Communications

No public comments were received during the public communications period. Prior to the meeting, Bob Haxton requested that I make the following correction to the record of our May 25, 2021 meeting: During the May 25 meeting, Bob Haxton stated that he believes homeowners, not developers, should not be required to pay for trees on City property.

Possible Mini Storage Development

Dan Robeson spoke to the Commission about development of a possible mini storage facility south of the Presbyterian Church. The information he shared was similar to his presentation at the June 8 City Council meeting.

Several Commission members stated that they would be reluctant to recommend waiving the City's standards for new commercial buildings, especially given the prominent location of this project. It was also noted that our requirements are the same as our neighboring cities. A suggestion was made that potentially we could allow for a phased plan that permits hard surface paving to be installed over time, similar to what was done when the Presbyterian Church was built. It appeared that the Commission may be open to this, and Dan stated that this would be helpful because it would allow him to defer some costs until more units are rented.

Several Commission members also stated that they felt Dallas Center is in need of additional mini storage options and that Dan may be able to charge a higher price for his units than he is anticipating, as many community members are already

currently paying a higher price for units in Waukeez or other cities. Charging a slightly higher price may allow him to cover the costs to meet our requirements.

No formal action was taken. The Commission requested that Dan submit a formal proposal if he would like to continue pursuing the project.

Requirements for Fences

The Commission continued discussion from our May meeting about proposed new requirements for residential fences. The proposal would not impact any existing fences in town, only new fences.

The proposed updates would:

- Define permitted and not permitted materials for fences and walls
- Require a building permit for fences and walls, except for privacy panels
- Define when an existing fence does or does not need to be brought into compliance with the new requirements

After discussion, Thomas Strutt moved and Daniel Willrich seconded to recommend that City Council adopt the proposed additional fence requirements. The motion was approved 5-0.

Parking Areas Within Five Feet of Lot Lines

Recently it has come to the Commission's attention that several paved parking areas have been installed on residential properties within five feet of a lot line. This is prohibited by our current ordinance but some homeowners are not aware of the requirement or are not following it. I reviewed ordinances from our neighboring cities, and it appears that most other cities have a similar five foot requirement.

The Commission discussed how to manage this in the future. Kari Boscaljon requested that we research how other cities manage compliance with their similar ordinances, including if they require a permit before installing paved parking.

The Commission will continue to discuss this topic at a future meeting.

Comprehensive Plan Survey

I shared a first draft of a public online survey that the Commission will conduct this fall as part of the comprehensive plan update process. A suggestion was made to modify the wording of one question to allow self-employment as a separate response. No other changes were suggested.

Comprehensive Plan Future Land Use Planning Boundaries

Bob Veenstra shared information with the Commission about the future land use planning boundaries from our 2008 Comprehensive Plan along with several maps that provide important information to consider when setting such boundaries.

Bob then led a discussion with the Commission about additional factors to consider when establishing planning boundaries and possible changes to our planning boundaries for the new 2022 Comprehensive Plan.

Bob's presentation was extremely informative and helpful. No formal actions were taken. The Commission will continue discussion on this topic in future meetings.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair