

P&Z Report – April 2019

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, April 23, 2019 with the following members present: Abby Anderson, Kari Boscaljon, Sylvia Miller, Thomas Strutt, and Matt Ostanik. Also in attendance were: City Attorney Ralph Brown, City Engineer Bob Veenstra, City Zoning Administrator Jason Van Ausdall, Alison Ackerman, and Michael Cline.

New Building at Softball/Baseball Complex

The Commission reviewed and discussed a site and architectural plan for a new building at the softball/baseball complex proposed by Dallas Center-Grimes Community School District. After discussion, Sylvia Miller moved and Thomas Strutt seconded to recommend that City Council approve the proposed site plan. The motion was approved unanimously.

The Commission had concerns about the proposed architectural plan, however. The architectural plan as submitted does not comply with Dallas Center's architectural standards. After discussion, Sylvia Miller moved and Thomas Strutt seconded to recommend that City Council *disapprove* the proposed architectural plan; *except* if the school district were to re-submit a revised plan conforming with our architectural standards prior to the next City Council meeting, we would then recommend approval. The motion passed unanimously.

Request to Divide Lots

The Commission then reviewed a request from Alison Ackerman to divide lots 7 and 8 in block 13 of Huber and Vandercook's Addition at 804 13th Street into the existing west half lot and a new buildable east half lot. After discussion, Abby Anderson moved and Thomas Strutt seconded to recommend approval of this request but to require a platted survey of the lots be provided to the Plan & Zoning Commission prior to submission to City Council, and to require that Alison also begin the process of seeking appropriate variances from the Board of Adjustment. The motion passed unanimously.

Healthy Hometown Topics

Finally, the Commission also discussed several items from the Healthy Hometown initiative. One item was continued discussion about how to ensure that we are planning for proper park space with future new developments. Bob Veenstra recommended that Dallas Center would be in a stronger position for negotiating with developers on future developments if our subdivision ordinance contained specific requirements for green space in developments. After discussion, the Commission asked the City Attorney to draft possible language that could be used in our subdivision ordinance.

The Commission also discussed a request from the Healthy Hometown committee to consider whether our zoning code could be used to regulate the location of tobacco and vapor retail stores within city limits. After discussion, the Commission asked the City Attorney to review this issue further and to discuss again at a future meeting.

The Commission also discussed how to ensure future new developments are fully connected into our sidewalk and trail network. While our current regulations already attempt to address this, examples were cited of existing developments that are not fully connected by sidewalk. After discussion, the Commission asked the City Attorney to review possible enhancements to our subdivision ordinance to address this issue as well.

The Commission will revisit these topics at a future meeting, and it is possible that we may make a formal proposal to City Council later this year to address these items. They are important topics, and we will continue to keep you updated about our research and discussion on them.

Respectfully submitted,

Matt Ostanik
P&Z Commission Chair