

P&Z Report – October 26, 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, October 26, 2021 at 6:30 P.M. at Memorial Hall with the following Commission members present: Kari Boscaljon, Perry Gruver, Linda Licht, Daniel Willrich and Matt Ostanik. Also participating were City Attorney Ralph Brown and City Engineer Bob Veenstra.

### **Public Communications**

Julie Becker stated concerns about proposed new developments.

### **Proposed New Mini Storage Development on Highway 44**

The Commission had scheduled time to discuss a proposed new mini storage facility by Downing Development. However no proposal has been received and the developer's representative was not present at the meeting, so no time was spent on this topic.

### **Changes to Stormwater Management Requirements**

The Commission discussed City Council's request that we review stormwater management requirements. The Commission requested that the City Engineer and City Attorney provide draft language to add water quality-based management and to make the requirements for subdivisions and site plans more similar. We will further discuss these possible changes in a future meeting.

### **Architectural Standards for Residential Properties**

The Commission discussed City Council's request that we consider architectural standards for residences. We will further discuss this topic in a future meeting.

### **Parking Areas Within Five Feet of Lot Lines**

The Commission discussed draft language from the City Attorney to require a permit when adding a parking space. The permit process will allow the City to confirm that our existing ordinance prohibiting construction of parking spaces within five feet of a lot line is being followed. After discussion, Linda Licht moved and Kari Boscaljon seconded to recommend that City Council adopt the proposed ordinance. The motion passed 5-0.

### **Possible Changes to Residential Zoning Districts**

The Commission continued discussion about revisions to our residential zoning districts including reviewing draft language from the City Attorney that would create new R-1 options with different widths and a mixed/flexible width option. No decisions were made and we will continue discussion at a future meeting.

### **Comprehensive Plan Update**

The Commission discussed community feedback received at our October 18 public workshop and at a recent presentation to Dallas Center Rotary. A second public workshop will be held on November 8. The Commission also held a joint meeting with the Parks & Recreation Board on October 5.

The Commission then continued discussion about our future land use plan. Several revisions were suggested to the current draft. The City Engineer will make those revisions and we will discuss again at our next meeting.

Respectfully submitted,  
Matt Ostanik  
P&Z Commission Chair