

P&Z Report – November 23, 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 Planning & Zoning Commission met Tuesday, November 23, 2021 at 6:30 P.M. at Memorial Hall with the following Commission members present: Abby Anderson, Kari Boscaljon, Perry Gruver, Linda Licht, Thomas Strutt, Daniel Willrich and Matt Ostanik. Also participating were City Attorney Ralph Brown and City Engineer Bob Veenstra.

Public Communications

Julie Becker and Bob Haxton stated concerns about proposed new developments and residential architectural standards.

Proposed New Burnett Complex Shelter House

The Commission reviewed and discussed a proposed new shelter house in the Burnett Recreation Complex. The dollar amount for the project is below the threshold that requires a formal site and architectural plan review, but because the shelter house is owned by the City, it was voluntarily submitted for review. The shelter house appears to meet all of our architectural requirements.

After discussion, Kari Boscaljon moved and Linda Licht seconded to recommend approval of the proposed shelter house to City Council. The motion passed 7-0.

Architectural Standards for Residential Properties

The Commission continued discussion about possible architectural standards for residences. This is a complex topic. The only nearby example that we are aware of is the City of Des Moines' requirements for residential properties, which are very complex and burdensome. Some Commission members expressed concern about designing residential standards that would be appropriate for our smaller community. No action was taken.

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. For the flex option, we requested minor changes in the proposed language to limit the number of consecutive lots that can be the same size. 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 and November public workshops.

The Commission then continued discussion about our future land use plan. We reviewed an updated version of the land use plan with changes that had been discussed in our last meeting. After discussion, all of the Commission members agreed that we approve the proposed land use plan. The City Engineer recommended that we do not yet take a formal vote on it but instead vote to recommend it once the other parts of the comprehensive plan are complete.

The City Engineer distributed copies of policy statements that were included in the 2008 comprehensive plan. Commission members will review and further discuss these statements at our next meeting.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair