

P&Z Report – June 28, 2022

The Honorable Danny Beyer  
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, June 28, 2022 at 6:30 P.M. at Memorial Hall. Commission members Perry Gruver, Lauri Hart, Linda Licht, and Jim Pohl were present. Matt Ostanik was not physically present but participated by telephone. Abby Anderson and Thomas Strutt were not present at the meeting. City Attorney Ralph Brown and City Engineer Bob Veenstra also were present and participated. Because I was participating by phone, Vice Chair Perry Gruver chaired and ran the meeting.

### **Public Communications**

Julie Becker and Box Haxton stated concerns about new developments.

### **Sugar Grove Custom Cars LLC at 1205 Laurel Street**

The Commission reviewed and discussed proposed exterior improvements by Kevin Hogan and Sugar Grove Custom Cars LLC at 1205 Laurel Street. After discussion, Jim Pohl moved and Linda Licht seconded to recommend that City Council approve the site plan for 1205 Laurel Street. The motion passed 5-0.

### **Elite Electric Phase II at 1307 Sugar Grove Avenue**

The Commission reviewed and discussed Elite Electric's proposed phase II project at 1307 Sugar Grove Avenue. The City Engineer provided information about parking requirements. Elite Electric has stated that the available parking on both of their properties, including parking behind the buildings, will exceed the minimum required parking for any possible use of the phase II building by adding 17 additional spaces on the north side of the building. After discussion, Linda Licht moved and Jim Pohl seconded to recommend that City Council approve the site plan (provided that any future use of the building must comply with the parking space requirements) and that the architectural requirements match the same architectural

materials and requirements as previously approved for the phase I project. The motion passed 5-0.

### **The Neighborhood Plat 2 – Preliminary Plat**

The Commission discussed the preliminary plat submission for The Neighborhood. The preliminary plat appears to be consistent with all previous discussions about this development. After discussion, Jim Pohl moved and Linda Licht seconded to recommend that City Council approve the preliminary plat subject to the City Engineer's comments and subject to the paved street widths complying with the requirements of the City Code of Ordinances. The motion passed 5-0.

### **Skye View Estates – Preliminary Plat**

The Commission continued discussion about the Skye View Estates preliminary plat that was submitted last month but that no action was taken on.

In May the Commission had discussed the width of the street in front of the Skye View Estates townhomes. This topic was also discussed at the June City Council meeting, and City Council expressed openness to P&Z further discussing this topic. The Commission had asked Charles Goodall and his engineer to provide more information, per the May P&Z minutes: "The Commission requested that Charles or his engineer provide a drawing showing the exact dimensions for lots, setbacks, right-of-way, and ranch vs. two-story floor plans so we can see the details involved with this issue."

At the time of our June meeting, Charles and his engineer had not provided this requested information and thus we were unable to continue discussion on the street width topic.

At the meeting, Charles also stated that revisions have been made to the park layout in the development but the changes were not shown on the Preliminary Plat being reviewed. I stated that I believe the new park layout should be reviewed and discussed with the Parks & Recreation Board as they had provided input last fall on the previous park layout. I contacted Mary Werch, the Park Board chair, before the P&Z meeting, and she suggested the August Park Board meeting would be best to discuss this. I suggested that we delay action on Skye View Estates until August pending feedback from the Park Board.

At the meeting, Charles requested that we continue with approval because he did not want the project to be delayed further. As a good faith gesture, the Commission agreed to vote on recommending approval of the previous preliminary plat – without any changes to parks – to allow it to proceed to City Council. Linda Licht moved and Jim Pohl seconded to recommend that City Council approve the

preliminary plat without any park changes subject to the City Engineer's comments and subject to the paved street widths complying with the requirements of the City Code of Ordinances. The motion passed 5-0.

During discussion on the motion, it was agreed that this recommendation is based in part on Charles and his engineer's verbal representation that the park land in the development meets the City's parkland dedication requirements and that written calculations to document the exact area of park land being dedicated would be provided after the meeting.

At the time of the writing of these minutes, a written submission has been received showing that the Preliminary Plat requires 8.28 acres of land for park land (excluding a calculation for the apartment building area) and a total of 8.36 acres of park land will be dedicated. When the area of the Preliminary Plat set aside for the proposed apartment buildings is further planned, the park land dedication for that area will need to be addressed by the developer with the City.

### **"Most Dallas Center House" Photo Competition**

The Commission discussed an idea from Perry Gruver to hold a "most Dallas Center house" photo competition as part of Fall Festival. The intent of the competition is to solicit exterior photos of existing Dallas Center homes and to get input from the community about what it means to be a "Dallas Center house". The ideas submitted from the public would help inform future conversations about how to shape the architecture of new developments to preserve and enhance Dallas Center's character and uniqueness.

After discussion, it was moved and seconded to proceed with the photo competition idea. The motion passed 5-0.

Respectfully submitted,  
Matt Ostanik  
P&Z Commission Chair