

P&Z Report – May 24, 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, May 24, 2022 at 6:30 P.M. at Memorial Hall. Commission members Abby Anderson, Linda Licht, Jim Pohl, Thomas Strutt and Matt Ostanik were present. Perry Gruver was not present at the meeting. City Administrator Cindy Riesselman, City Attorney Ralph Brown and City Engineer Bob Veenstra also were present and participated.

Public Communications

Julie Becker stated concerns about new developments and architectural standards.

Public Hearing – on the Petition for Amendment to the Dallas Center Zoning Code filed by K&A Investments

The Commission held a public hearing on K&A Investments' request that certain parcels of real estate (The Neighborhood Plat 2) be rezoned from PUD to R-1-55 Flex, R-1-60 Flex, and R-1-70.

Shane Devick spoke about the request. P&Z members requested revisions to the location of the sidewalk access between Fairview Drive and the development, and Shane agreed to make revisions prior to submitting the preliminary plat.

Julie Becker and Bob Haxton both stated concerns about new developments and lot sizes. No other public comments were received in the public hearing.

After closing the hearing, Abby Anderson moved and Thomas Strutt seconded that the Commission finds the rezoning to be consistent with the comprehensive plan and to recommend that City Council approve the rezoning. The motion passed 5-0.

Handle Bar Patio Expansion

The Commission discussed a request from the Handle Bar to expand their patio.

During the discussion, it was noted that the Handle Bar has never complied with the requirements for completing sidewalks across their property that were a condition of the property's original development. Jeremy Boysen, one of the owners of the Handle Bar, stated that they will install the missing sidewalks at the same time as the patio expansion.

After discussion, Linda Licht moved and Abby Anderson seconded to recommend that City Council approve the patio expansion site plan with the determination that parking requirements be interpreted to only apply to indoor seating and the area under the roof (not the patio) and conditional on the Handle Bar completing installation of the missing Highway 44 sidewalks on their property at the same time as the patio expansion. The motion passed 5-0.

Dallas Center-Grimes Middle School Playground

The Commission discussed a proposal from the Dallas Center-Grimes Community School District for paving the middle school playground. Bob Veenstra recommended that storm water detention requirements be waived for the project.

After discussion, Thomas Strutt moved and Linda Licht seconded to recommend that City Council approve the middle school site plan and waive storm water detention requirements for the project. The motion passed 5-0.

Skye View Estate Preliminary Plat

The Commission discussed the preliminary plat submission for Skye View Estates. Bob Veenstra provided comments on the submission. A number of issues were noted in the discussion:

- Street and right-of-way widths are not listed
- Only one point of access to a park is provided when the Commission had previously requested two points of access
- Another park that was previously discussed is missing from the plan
- Calculations have not been provided showing the total park space and how it compares to the City's requirements, plus the financial proposal if the developer is requesting to not fully meet the parkland requirement

Charles Goodall also requested that street widths throughout the development be narrowed to 26' instead of the City's required 31'. After discussion, no Commission members supported changing this and all Commission members agreed that the requirement should be kept at 31'.

Further discussion was held about the street width in front of the townhomes. Charles Goodall stated that narrowing the townhome street would allow

construction of ranch townhomes, but not narrowing it would allow for two-story units only. No conclusion was reached on this. 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.

Charles also requested that a sewer lift station be constructed by the City immediately due to the elevation issues with some portions of the site. The availability of the lift station will impact the development timeline and the order in which the phases of development occur. This request needs taken to City Council.

After discussion, Linda Licht moved and Abby Anderson seconded to defer action on the preliminary plat pending submission of an updated plat. The motion passed 5-0.

New Dallas Center Swimming Pool

The Commission reviewed and discussed the site and architectural plan for the new pool. Bob Veenstra provided comments on the submission.

After discussion, Linda Licht moved and Jim Pohl seconded to recommend that City Council approve the site and architectural plans subject to the City Engineer's comments, waive storm detention requirements, and waive sidewalk requirements on 12th Street. The motion passed 5-0.

Plats of Survey for Cross Country Estates

The Commission reviewed and discussed plats of survey for the streets in Cross Country Estates. After discussion, Thomas Strutt moved and Jim Pohl seconded to recommend that City Council approve the plats. The motion passed 5-0.

Anti-Cookie Cutter Requirements

The Commission continued discussion about how to avoid "cookie cutter" developments, including the possibility of adding residential architectural standards for new developments. It was noted that any requirements may not apply to existing residences. Jim Pohl also suggested that we consider developing an architectural preference guide that would give suggestions to developers.

No official action was taken, and the Commission will discuss more in a future meeting.

Comprehensive Plan Update

The Commission discussed next steps for the Comprehensive Plan including scheduling a joint meeting with City Council on July 19.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair