

P&Z Report – March 22, 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, March 22, 2022 at 6:30 P.M. at Memorial Hall. Commission members Abby Anderson, Kari Boscaljon, Perry Gruver, Jim Pohl, Thomas Strutt and Matt Ostanik were present. Linda Licht joined the meeting using Zoom. City Attorney Ralph Brown and City Engineer Bob Veenstra also were present and participated.

Public Communications

Bob Haxton stated that he is opposed to architectural standards because of the Constitution and the Bill of Rights. Julie Becker stated that she also is opposed to architectural standards and that she is concerned about developers' ties with our community.

Dividing and Rezoning the Reed Family Farm

Larry Reed discussed a possible proposal to divide the Reed Family Farm which is in on the west side of Dallas Center. As part of the proposal, six new lots would be created for future residential properties on the north side of Highway 44.

Commission members discussed the proposal and were generally in favor of it. Discussion took place about the setback for the residential properties on the highway and possibly zoning them E-1. No official action was taken, and the Commission will discuss more in a future meeting.

The Neighborhood Plat 2

Shane Devick with CEC presented a concept plan for The Neighborhood Plat 2. The concept plan includes 150 single family homes and 50-100 future townhomes. Construction will start on the north side of the development and proceed to the south.

The Commission discussed several questions about the concept, including lot widths, zoning and park space. No official action was taken.

Residential Architectural Standards

The Commission discussed the idea of residential architectural standards. The intent of any such standards would be to reduce the possibility of “cookie cutter developments” and also to prohibit new “shouse” construction in residential areas. The Commission had previously discussed this topic last year but tabled it.

After discussion, Commission members agreed that it would be beneficial to have some type of residential architectural standards but the key will be to keep them simple and appropriate for Dallas Center.

No official action was taken. The Commission will continue discussion on this topic in future meetings.

Comprehensive Plan Update

The Commission discussed next steps for finalizing the Comprehensive Plan and for presenting it to City Council.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair