

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

Public Communications

Bob Haxton stated concerns about affordable housing. Julie Becker stated concerns about affordable housing and the height of buildings in Dallas Center. Bob King mentioned that he would like to see solar panels in new developments.

Proposed Mini Storage Facility

Steve Downing with Downing Development presented a concept plan for a possible new mini storage facility east of Raccoon Valley Bank. All storage will be enclosed. There will be no office because the site does not have water or sewer service. Steve does not intend to ask for any exceptions to our architectural standards or paving requirements.

A majority of the Commission members expressed positive feedback on the concept. Jim Pohl stated that he is not in favor of mini storage at the east entry to our city. No formal action was taken.

Proposed Telecommunications Building

Bob Veenstra along with Deb Lucht from Minburn Communications discussed a proposal for a small telecommunications building on city-owned property north of the City's public works building. During discussion the Commission members

agreed that the materials on the outside of the building comply with the City's architectural standards.

After discussion, Linda Licht moved and Thomas Strutt seconded to recommend that City Council approve the proposed telecommunications building and waive the requirements for hard surface paving and stormwater detention. The motion passed 6-0.

Skye View Estates

Charles Goodall presented an updated concept plan for Skye View Estates.

The Commission continued discussion about the proposed development. Specific topics discussed included:

1. The speed limit on Highway 44 in front of the development and the possibility of adding turn lanes. Ultimately the speed limit and turn lanes are decided by the DOT. Bob Veenstra discussed how the DOT tends to make those decisions.
2. Allowing for cross traffic from east-to-west across Skye View Estates should other future developments occur on the east and west sides of it. After discussion, Bob Veenstra recommended that Willow Street be made a cross street with exits both to the east and to the west.
3. The updated concept plan now shows park space. Several items related to parks were discussed in more detail:
 - The Commission needs to see the written math from Mr. Goodall's engineer showing the calculations for total park space and how it does or does not meet the City's parkland dedication requirements. To date this has not been provided.
 - All parks in the development will need access by motor vehicles and pedestrian traffic.
 - A small 0.40 acre "park" was proposed between two of the apartment buildings. Several Commission members did not agree with classifying this as a City-owned park. We requested that it be combined with another park shown north of the apartment buildings.
 - The park space for each separate phase of the development needs to also meet the City's parkland dedication requirements.
 - To do this, the Commission requested that the development be phased to allow access to and development of the first large park as soon as possible. In other words, we do not want houses to exist in the development for several years before any parkland becomes accessible.

No formal action was taken.

Comprehensive Plan Update

Because of the extensive discussion about Skye View Estates, the Commission did not have time to spend on the comprehensive plan. Instead we have scheduled a special meeting on March 1 to focus on further comprehensive plan work.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair