

P&Z Report – January 23, 2024

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, January 23, 2024 at 6:30 P.M. at Memorial Hall. Commission members Amanda Davison, Linda Licht, Jim Pohl and Matt Ostanik were present. Thomas Strutt participated by telephone. Abby Anderson and Perry Gruver were absent. City Administrator Cindy Riesselman, City Attorney Ralph Brown and City Engineer Bob Veenstra also were present and participated.

### **Public Communications**

Bob Haxton stated concerns about eminent domain.

Julie Becker stated concerns about eminent domain and about signage on the solar pavilion in Heritage Park.

Laura Rowe stated concerns about the proposed sewer lift station's location, and she questioned why the sewer system in Skye View Estates is not oriented to flow north-south instead of to the east so that a lift station would not be required.

### **Revised Site Plan for Casey's Store**

The Commission reviewed and discussed a revised site plan for the new Casey's store. Bob Veenstra explained that the DOT has additional requirements for the proposed direct access to Highway 44 in the previous site plan. Erin Ollendike with CDA, representing Casey's, stated that Casey's does not want to pay for the cost of the additional requirements, therefore CDA has submitted a revised site plan that eliminates the direct access to Highway 44. In the new site plan, the only access to Casey's will be via Fairview Drive. Erin provided examples of other Casey's locations that have similar access.

Commission members discussed the impact of the change. There is concern that eliminating the direct highway access will increase congestion on Fairview Drive and at the Fairview/Highway 44 intersection. There is also concern that not approving the revised site plan may cause Casey's to not proceed with the new store.

After discussion, Jim Pohl moved to recommend that City Council approve the revised site plan. The motion was seconded by Thomas Strutt.

Ayes – Pohl, Strutt, Ostanik. Nays – Davison, Licht. The motion passed 3-2.

### **Skye View Estates**

The Commission reviewed and discussed an updated preliminary plat for Skye View Estates. Bob Veenstra noted that the new preliminary plat appears to be identical to the preliminary plat that was reviewed by P&Z and approved by City Council in 2022.

I led discussion on several issues that were never satisfactorily resolved from 2022:

1. The developer had previously suggested changing the two large parks into several smaller parks, and I had sought input from the Parks & Recreation Board in 2022 on this change, but the developer never provided additional information after that. Branden Stubbs with Stubbs Engineering was present at the meeting and confirmed that no further changes are proposed to the large parks.
2. The developer had previously requested to decrease street widths in the development. Bob Veenstra provided information about street width considerations, including costs to build, costs to maintain, and safety impact, and examples of how other cities handle it. Commission members discussed this information and agreed that we may be willing to allow a 29' street width on two of the non-primary streets in Skye View Estates. Currently the preliminary plat shows all streets as 31' wide.
3. The preliminary plat provides adequate parkland dedication for all of the single-family homes and townhomes, but it does not include enough parkland to meet the requirement for future apartment buildings if those apartment buildings are constructed with the capacity that the developer originally suggested. The Commission discussed a desire to ensure that the plan for possible future apartment parkland is fully documented before approval of the new preliminary plat.
4. Bob Veenstra noted that there needs to be additional refinement to the access points for the large parks shown on the preliminary plat.

After discussion, Jim Pohl moved to defer action on the Skye View Estates preliminary plat until the Commission's next meeting so these issues can be resolved. The motion was seconded by Linda Licht.

Ayes – Davison, Licht, Pohl, Strutt, Ostanik. Nates – none. The motion passed 5-0.

The Commission also discussed the sewer flow for Skye View Estates, and I asked Bob Veenstra to address the question that was raised during the Public Communications section of our agenda.

Bob explained that the slope of the land for Skye View Estates requires the sewers to flow to the northeast. Because the northeast section of the development is lower than our existing sewer system, a lift station is required. The lift station can either be located in the Skye View Estates development, in which case it would serve only Skye View Estates, or it could be located outside of the development which would allow it to potentially serve other future developments in addition to Skye View Estates. Bob previously provided several options for the lift station location, and City Council selected the location that is now proposed. Note: The P&Z Commission was not asked for input on the lift station location.

Respectfully submitted,  
Matt Ostanik  
P&Z Commission Chair