

P&Z Report – September 27, 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, September 27, 2022 at 6:30 P.M. at Memorial Hall. Commission members Abby Anderson, Perry Gruver, Lauri Hart, Linda Licht, Thomas Strutt and Matt Ostanik were present. Jim Pohl was absent. City Attorney Ralph Brown and City Engineer Bob Veenstra also were present and participated.

Public Communications

Bob Haxton stated concerns about parkland in new developments.

The Neighborhood Plat 2 – Alternative Plan for Park Land Dedication

K&A Investment previously submitted an alternative plan for park land dedication. The Commission reviewed their plan at our July meeting and recommended approval. City Council then approved it. K&A has now said they no longer wish to follow the previous plan, and they have submitted a new plan instead.

The primary difference is that the previous proposal was approved with expectation of payment at the time of approval, but the new plan proposes to spread payments out over many years and tie them to approval of the individual final plats within the larger development.

Commission members expressed concern about delaying the payments, potentially for years, but not updating the dollar value of the land. After discussion, Perry Gruver moved and Thomas Strutt seconded to defer consideration of this topic until our next meeting to give us time to research how other cities handle it. The motion to defer passed 6-0.

E-1 Setbacks

The Commission continued discussion about front yard setbacks when using E-1 rural estate zoning for new single-family housing that is located directly on Highway 44 on the west side of town and for E-1 zoning adjacent to highways in general. This discussion is a continuation of previous discussion at our April 2022 meeting.

Perry Gruver showed sketches that he created to evaluate setbacks in our different zoning districts. Commission members asked Perry to also create a sketch for the E-1 district specifically. Thomas Strutt moved and Perry Gruver seconded to defer further action on this topic until our next meeting. The motion to defer passed 6-0.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair