

P&Z Report – February 28, 2023

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 28, 2023 at 6:30 P.M. at Memorial Hall. Commission members Amanda Davison, Perry Gruver, Linda Licht, Jim Pohl, Thomas Strutt and Matt Ostanik were present. Abby Anderson was absent. City Attorney Ralph Brown and City Engineer Bob Veenstra also were present and participated.

Public Hearing – on the City Council’s request to Planning & Zoning Commission to consider the rezoning of the entire Spurgeon Manor property to R-3

The Commission held a public hearing on the rezoning of the entire Spurgeon Manor property to R-3 (Multi-Family Residential District). Maureen Cahill spoke about the request. Julie Becker stated that she trusts Spurgeon Manor more than anyone in our town. No other public comments were received in the public hearing.

Public Communications

Julie Becker and Bob Haxton stated concerns about the possible new sewer lift station. Matt Ostanik noted that the lift station timing and costs are a City Council decision, not P&Z.

Rezoning Spurgeon Manor to R-3

The Commission discussed rezoning the entire Spurgeon Manor property to R-3. After discussion, Amanda Davison moved and Linda Licht seconded to recommend that City Council rezone the entire property to R-3. The motion passed 6-0.

Update on Sewer Lift Station Planning

The City Engineer provided an update on discussions of planning for a future sewer lift station on the east side of the city. The lift station timing and costs are a City Council decision, not P&Z. The timing and location of the lift station will have a significant impact on possible future developments to the east including the Skye View Estates development. No action was taken.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair