

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

### **Public Communications**

Bob Haxton stated concerns.

### **Spurgeon Manor Site Plan**

The Commission reviewed and discussed a proposed site plan for Spurgeon Manor. While Spurgeon Manor anticipates additional future growth, the current site plan is only for an additional eight townhome units in four new buildings.

The Commission discussed several considerations with the site plan:

- The parking calculations include the new driveways and garages.
- The architectural plan submission will come in the future and will require approval before construction of the new buildings.
- I requested that the new sidewalks be installed with a 5' width to match the City's sidewalk requirements. Because the sidewalks are on private property, they technically are not required to follow this requirement, but I believe best practice should be that all new sidewalks in the City (regardless of location) follow our guidelines for accessibility.

After discussion, Perry Gruver moved and Amanda Davison seconded to recommend that City Council approve the site plan subject to resolution of all of the City Engineer's comments first. The motion passed 7-0.

Respectfully submitted,  
Matt Ostanik  
P&Z Commission Chair