

P&Z Report – April 25, 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, April 25, 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, City Administrator Cindy Riesselman, Public Works Director Brian Slaughter, and City Engineer Bob Veenstra also were present and participated.

### **Public Communications**

Julie Becker stated concerns about how Commission members are appointed and that the Commission always has unanimous votes.

I suggested that concerns about the appointment process should be directed to City Council because all Commission members are selected and appointed by Council.

### **Salt Storage Building Architectural Plan**

The Commission reviewed and discussed a proposed architectural plan for the City's new salt storage building. The proposed exterior material (concrete) does not comply with the City's architectural standards. Commission members specifically discussed previous examples of architectural plans that did not comply with the standards and how the Commission has handled them in the past.

After discussion, Linda Licht moved and Amanda Davison seconded to recommend that City Council approve the architectural plan and approve the proposed materials for the proposed salt storage facility since such materials exhibit the structural strength and permanency desired. Ayes – Davison, Gruver, Licht, Pohl, Strutt. Nays – Ostanik. The motion passed 5-1.

### **Driveway Setbacks on Cul-de-Sacs**

The Commission reviewed and discussed considerations with driveway setbacks on cul-de-sacs. The City requires driving and parking areas to be set back 5' from the property line.

The 5' setback creates complications on cul-de-sac lots with angled property lines, and the City has received several requests to modify the requirement on such lots.

After discussion, the Commission asked the City Attorney to draft language for a possible amendment to the setback requirement for cul-de-sac lots only to be discussed more at our next meeting. No action was taken.

Respectfully submitted,  
Matt Ostanik  
P&Z Commission Chair