

P&Z Report – August 22, 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, August 22, 2023 at 6:30 P.M. at Memorial Hall. Commission members Abby Anderson, Perry Gruver, Linda Licht, Jim Pohl and Matt Ostanik were present. Amanda Davison and Thomas Strutt were absent. City Attorney Ralph Brown and City Engineer Bob Veenstra also were present and participated.

Public Communications

Julie Becker stated that she would prefer public communications be later in the meeting.

New Casey's

The Commission reviewed and discussed proposed site and architectural plans for a new Casey's at the corner of Highway 44 and Fairview. The discussion included the following topics:

- Parking requirements for gas stations and convenience stores
- Sidewalks – the current site plan is missing sidewalks
- Landscaping plan – the current submission is missing landscaping
- Lighting plan – the current submission is missing a lighting plan
- Future plans for the adjacent lot to the west
- The location of the Highway 44 driveway cannot be moved any further to the east because of DOT requirements for separation from the Fairview intersection
- Future plans for the old Casey's
- Whether the new facility can include solar power – Erin Ollendike with CDA, representing Casey's, said no

After discussion, Matt Ostanik moved to recommend that City Council approve the site and architectural plans with the following provisions:

1. The spaces next to the gas pumps be counted towards the parking requirements which makes the site plan compliant with our current parking ordinance
2. Sidewalks be provided along both roads, subject to review and approval of the City Engineer, and the sidewalk along Highway 44 be extended to meet the shared driveway entrance

3. A landscaping plan be provided and approved by the City Engineer
4. A lighting plan be provided and approved by the City Engineer
5. The City requests that Casey's provides a timeline for when the old Casey's will be remediated and made available for other commercial use following the opening of the new Casey's

The motion was seconded by Perry Gruver. Ayes – Anderson, Gruver, Licht, Pohl, Ostanik. Nays – none. The motion passed 5-0.

Housing Development Update

The City Engineer provided a brief update about plans for the future sewer lift station and Skye View Estates potentially beginning construction next year. He said that he expects Skye View Estates to come back to P&Z with a revised preliminary plat proposal.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair