

P&Z Report – February 27, 2024

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 27, 2024 at 6:30 P.M. at Memorial Hall. Commission members Amanda Davison, Perry Gruver, Jim Pohl, Thomas Strutt and Matt Ostanik were present. Abby Anderson and Linda Licht were absent. City Administrator Cindy Riesselman, City Attorney Ralph Brown and City Engineer Bob Veenstra also were present and participated.

Public Communications

Julie Becker stated concerns about Casey's, landscaping, Skye View Estates, and alleys.

Lynne Pohl stated a concern about the possible alley vacation referral from City Council and whether it is appropriate to approve such a request when City Council previously declined to allow a fence on an alley.

Skye View Estates

The Commission reviewed and discussed the updated preliminary plat for Skye View Estates. Several issues have been resolved since discussion at our January meeting, including an acknowledge from the developer about how parkland for the future apartments will be handled and an agreement drafted by the City Attorney to ensure that parkland requirements are clearly acknowledged and documented.

One remaining issue is the access points for the large parks. The proposed preliminary plat shows easements that do not appear to be wide enough for vehicle access to the parks. After discussion, the Commission requested the following:

For the central park (the south park)

- Add a 30' wide access point on the west side, with the land owned by the City (not an easement) and intended as the primary vehicle access point
- Add a 20' easement on the east side, with the intent of it being used for a wider sidewalk/trail that could also support secondary vehicle access if needed
- Add 15' easements on the north and south, intended for sidewalks
- Adjust the adjacent residential lot sizes appropriately

For the north park

- Add a 30' wide access point on the west side, with the land owned by the City (not an easement) and intended as the primary vehicle access point
- Add a 20' easement on the south side, with the intent of it being used for a wider sidewalk/trail that could also support secondary vehicle access if needed
- Adjust the adjacent residential lot sizes appropriately

Perry Gruver then moved to defer action on the Skye View Estates preliminary plat until the Commission's next meeting so the developer's engineer can update the preliminary plat to reflect the above requests. The motion was seconded by Amanda Davison.

Ayes – Davison, Gruver, Pohl, Strutt, Ostanik. Nays – none. The motion passed 5-0.

Vacation of Alley for K&E Distributing – referral from City Council

The Commission discussed a referral from City Council to consider a vacation of an alley by request of Jordan Krueger (K&E Distributing).

Commission members had mixed opinions on the request. On the one hand, vacation of the alley would support growth of a Dallas Center employer and the City Engineer has proposed a workable solution to manage the sewer in the existing alley. It was also noted that K&E owns the land on both the east and west side of the alley.

On the other hand, City Council is on record declining a previous request to place a fence on an alley, so it seems contradictory to now allow a building to be placed on an alley. However the previous fence decision was made solely by City Council and was not reviewed by or discussed with Planning & Zoning.

After discussion, Thomas Strutt moved to recommend that City Council allow vacation of the alley as requested. The motion was seconded by Amanda Davison.

Ayes – Davison, Gruver, Strutt, Ostanik. Nays – Pohl. The motion passed 4-1.

Landscaping Requirements for Commercial and Multi-Family Properties

The Commission discussed a draft of possible landscape requirements for new commercial and multi-family developments. The draft is based on a discussion that the Commission previously had last year and sample language from other cities including Johnston, Urbandale, Clive and Bondurant. After discussion, the Commission asked the City Attorney to prepare a final ordinance for review and action at our next meeting.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair