

P&Z Report – June 27, 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, June 27, 2023 at 6:30 P.M. at Memorial Hall. Commission members Abby Anderson, Amanda Davison, Perry Gruver, Jim Pohl, Thomas Strutt and Matt Ostanik were present. Linda Licht was absent. City Attorney Ralph Brown and City Engineer Bob Veenstra also were present and participated.

Public Communications

Julie Becker stated concerns about cul-de-sacs. Bob King shared information about possible Heritage Park pavilion plans.

Open Shelter by the Swimming Pool

The Commission reviewed and discussed proposed site and architectural plans for a new open shelter between the swimming pool and the bike trail. Jim Pohl expressed concerns about improving the aesthetics of the shelter.

After discussion, Perry Gruver moved and Thomas Strutt seconded to recommend that City Council approve the site and architectural plans for the shelter. Ayes – Anderson, Davison, Gruver, Strutt, Ostanik. Nays – Pohl. The motion passed 5-1.

Driveway Setbacks on Cul-De-Sacs

The Commission continued discussion from the last meeting about 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 requests to modify the requirement on such lots.

The Commission reviewed and discussed a draft ordinance to amend City Code to allow the tapering to no less than one foot at the entrance to the street of the required five-foot separation between the driveway and the side lot line on pie-shaped lots located on cul-de-sacs.

The Commission further reviewed and discussed an example cul-de-sac from Wauke. The City Engineer stated that most other cities do not require a five-foot driveway setback on cul-de-sacs.

The Commission further reviewed and discussed an aerial view of Dallas Center's existing cul-de-sacs which shows that multiple existing properties are already not following the five-foot setback requirement.

After discussion, Matt Ostanik moved and Jim Pohl seconded to recommend that City Council approve the proposed ordinance. Ayes – Gruver, Pohl, Strutt, Ostanik. Nays – Anderson, Davison. The motion passed 4-2.

Request for Modifications to R-1-55 Flex Zoning Requirements

The Commission discussed a request from the developers of The Neighborhood Plat 2 for modifications to the R-1-55 Flex zoning requirements to allow a smaller side yard setback in order to construct more three-car garages on narrow lots.

Commission members stated that they do not support changing the current requirements. No motion was made and no action was taken.

Home Inc. Housing Program

The Commission discussed a Des Moines area nonprofit, Home Inc., that is seeking to build up to five new single-family houses for lower income families in one or more Des Moines area communities. Matt Ostanik and Bob King have spoken with Home Inc. about the possibility of Dallas Center participating in their program.

Dallas Center likely does not have many available lots in the existing older part of town (at first glance, between 1 and 3 possibly buildable lots). In order for Dallas Center to participate, a developer would likely need to donate lots in one of the new developments.

Bob King is inviting representatives from Home Inc. to speak at an upcoming Rotary meeting. He also will invite representatives from the local developers to attend.

No action was taken.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair