

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
May 22, 2024  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on May 22, 2024, at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Hartley, Henderson, Johnson, Moser, Sorensen and Stalnaker. Grybovych and Leeper were absent. Karen Howard, Planning and Community Services Manager and Thomas Weintraut, Planner III, were also present.

1.) Chair Hartley noted the Minutes from the May 8, 2024 regular meeting are presented. Johnson made a motion to approve the Minutes as presented. Alberhasky seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Hartley, Henderson, Johnson, Moser, Sorensen and Stalnaker), and 0 nays.

2.) The first item of business was an MU District Master Plan amendment to the Western Homes portion of Pinnacle Prairie. Chair Hartley introduced the item and Mr. Weintraut provided background information. He explained that the amendment pertains to the current Western Homes portion of the Pinnacle Prairie Master Plan development. There is a request to change an area that had previously been for multi-unit dwellings to twin homes “villas”, and to expand a parking lot in that area. They also would like to update the Master Plan to indicate that the park should be considered private and to acknowledge the additional two-units dwelling constructed in the Western Home Communities Ninth Addition. Mr. Weintraut displayed the proposed master plan changes and explained the proposal further. Staff recommends that the amendment be approved.

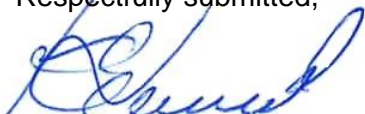
Stalnaker asked for clarification on the park and if it was always intended to be private. Weintraut stated that it was. Henderson asked about prior amendments and Weintraut briefly discussed those.

Hartley made a motion to approve the item. Alberhasky seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Hartley, Henderson, Johnson, Moser, Sorensen and Stalnaker), and 0 nays.

3.) As there were no further comments, Sorensen made a motion to adjourn. Hartley seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Hartley, Henderson, Johnson, Moser, Sorensen and Stalnaker), and 0 nays.

The meeting adjourned at 5:39 p.m.

Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Assistant