



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**WEDNESDAY, JANUARY 24, 2024**  
**5:30 PM AT CITY HALL, 220 CLAY STREET**

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**Call to Order and Roll Call**

**Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes for December 27, 2023

**Public Comments**

**Old Business - None**

**New Business**

2. **Preliminary Plat - Pinnacle Prairie Commercial South Phase VI (PP23-004)**  
**Petitioner:** LMM Investment LLC, developer; Greenhill Estates, Inc. & Oster Family Limited Partnership, Owner; Lary Koosman, CGA, Engineer  
**Previous Discussion:** None  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and consider making a recommendation to City Council*
3. **Final Plat – Pinnacle Prairie Commercial South Phase VI (FP23-002)**  
**Petitioner:** LMM Investment LLC, developer; Greenhill Estates, Inc. & Oster Family Limited Partnership, Owner; Lary Koosman, CGA, Engineer  
**Previous discussion:** None  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and consider making a recommendation to City Council*
4. **Land Use Map Amendment (LU24-001) and Rezoning (RZ24-001) – approx. 2.7-acre parcel formerly known as 3225 W. 1st Street**  
**Petitioner:** Amina Begic, applicant; Howard Mark and Marilyn Joyce Trunnell Revocable Trust, Owner  
**Previous discussion:** None  
**Recommendation:** *Introduction and set date of public hearing*  
**P&Z Action:** *Discuss and set date of public hearing for February 14, 2024*

**Commission Updates**

**Adjournment**

Reminders:

- \* February 14 and February 28 - Planning & Zoning Commission Meetings
- \* February 5 and February 19 - City Council Meetings