



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, OCTOBER 09, 2024
5:30 PM AT CITY HALL, 220 CLAY STREET

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Regular Meeting Minutes for September 25, 2024

Public Comments

Old Business - None

New Business

2. **Easement Vacation – Utility easement at 1907 Valley High Drive (VAC24-002)**
Petitioner: James and Nicolette Wilson, Owners
Previous Discussion: none
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to Council*
3. **PC-2 District Site Plan Amendment – 924 W Viking Road (SP24-010x)**
Petitioner: Wayne Williamson, Applicant; DBD Investments LLC, Owner
Previous Discussion: none
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to Council*
4. **R-P District Master Plan Amendment and Site Plan – Cedar Falls Bible Conference building addition (SP24-003)**
Petitioner: Dan Levi, Applicant; Cedar Falls Bible Conference, Owner
Previous Discussion: none
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to Council*
5. **Rezoning – 2.68 acres located south of 1st Street and 350 ft. east of Winding Ridge Estates from A-1 Agriculture to R-P Planned Residence (RZ24-003)**
Petitioner: ME Associates, Owner; VJ Engineering, Project Engineer
Previous discussion: none
Recommendation: *Discuss and set a date for public hearing*
P&Z Action: *Discuss and set a public hearing for October 9, 2024*
6. **R-P District Master Plan Amendment – Meadow Ridge (MP24-004x)**
Petitioner: ME Associates, Owner; VJ Engineering, Project Engineer
Previous discussion: none
Recommendation: *Introduction*
P&Z Action: *Discuss and continue to the next meeting (cannot be approved before the previous rezoning item)*

Commission Updates

Adjournment

Reminders:

- * October 23 and November 6 - Planning & Zoning Commission Meetings
- * October 21 and November 4 - City Council Meetings