

**Cedar Falls Planning and Zoning Commission
Regular Meeting
June 13, 2018
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, June 13, 2018 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Arntson, Giarusso, Leeper, Oberle and Wingert. Hartley, Holst and Saul were absent. David Sturch, Planner III and Iris Lehmann, Planner I, were also present.

- 1.) Chair Oberle noted the Minutes from the May 23, 2018 regular meeting are presented. Mr. Leeper made a motion to approve the Minutes as presented. Mr. Wingert seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Arntson, Giarusso, Leeper, Oberle and Wingert), and 0 nays.
- 2.) The first item of business was a public hearing for rezoning (amendment to Zoning Agreement) of Lots 7 & 8 in Midway Business Park. A notice was published in the Courier June 6, 2018. Ms. Giarusso made a motion to receive and file the public notice. Mr. Arntson seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Arntson, Giarusso, Leeper, Oberle and Wingert), and 0 nays.

Chair Oberle introduced the item and Mr. Sturch provided background information. He explained that the item was presented at the last meeting for discussion. The project involves new construction on Greenhill Circle just off of Greenhill Drive. The property was rezoned from R-1 to R-4 Residential in January 1995. At that time there were concerns with increased traffic and residential parking with high density development. The developer agreed to specify in the zoning agreement that there would be a restriction to professional offices only. As the two subdivisions of Lots 7 and 8 came into play, the traffic concerns became a non-issue. It is proposed to adjust the original zoning agreement to allow for a single-story senior assisted living facility with 16 residents and four employees. The building location, parking and landscaping satisfy ordinance requirements. Staff recommends approval of the R-4 zoning district amendment subject to gathering any comments from the Planning and Zoning Commission and public as well as the revision of the Zoning Agreement and Deed of Dedication.

Mr. Leeper asked if the neighbors have been notified. Mr. Sturch explained that letters were sent out prior to the previous meeting and this meeting. The only comments were from neighbors to the east asking about screening and whether the existing tree stand would be affected. The developer mentioned that minimum trees would be removed to keep the tree stand there.

Mr. Leeper made a motion to approve. Ms. Adkins seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Arntson, Giarusso, Leeper, Oberle and Wingert), and 0 nays.

- 3.) The next item for consideration by the Commission was a public hearing regarding Floodplain Ordinance Amendments. A notice was published in the Courier June 6, 2018. Mr. Leeper made a motion to receive and file the public notice. Ms. Giarusso seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Arntson, Giarusso, Leeper, Oberle and Wingert), and 0 nays.

Chair Oberle introduced the item and Mr. Sturch provided background information. He explained that there are some changes to definitions within the floodplain ordinance. They were prompted by the annual visit from the DNR when they provide input to our floodplain program and how staff is monitoring it. The City is in good standing with the DNR and the National Flood Insurance Program. Mr. Sturch explained the proposed changes to the definition subsection and that they will help Cedar Falls continue to keep their good rating with the National Flood Insurance Program and Community Rating System Program. Staff recommends approval.

Mr. Leeper made a motion to approve. Ms. Giarusso seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Arntson, Giarusso, Leeper, Oberle and Wingert), and 0 nays.

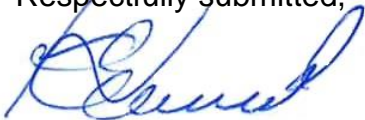
- 4.) The Commission then considered Downtown Façade Review – 120 Main Street. Chair Oberle introduced the item and Ms. Lehmann provided background information. She explained that the owner is requesting a site plan review for his tenant, The Runners Flat. The applicant is proposing to paint the top half of the façade black, remove the existing goose neck lighting and take off and repaint the sign and put it back. The rest of the building will remain the same. Staff recommends approval of the façade changes as they meet all zoning requirements.

Mr. Arntson made a motion to approve. Ms. Adkins seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Arntson, Giarusso, Leeper, Oberle and Wingert), and 0 nays.

- 5.) As there were no further comments, Mr. Leeper made a motion to adjourn. Mr. Wingert seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Arntson, Giarusso, Leeper, Oberle and Wingert), and 0 nays.

The meeting adjourned at 5:48 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk