

**Cedar Falls Planning and Zoning Commission
Regular Meeting
April 10, 2019
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, April 10, 2019 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Giarusso, Hartley, Holst, Larson, Leeper, Oberle and Wingert. Adkins and Saul were absent. Karen Howard, Community Services Manager, David Sturch, Planner III and Iris Lehmann, Planner I, were also present.

- 1.) Chair Holst noted the Minutes from the March 27, 2019 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Ms. Giarusso seconded the motion. The motion was approved unanimously with 7 ayes (Giarusso, Hartley, Holst, Larson, Leeper, Oberle and Wingert), and 0 nays.
- 2.) The Mayor was present to present former Commission Member Hillery Oberle with a Challenge Coin and a plaque for her service to the community as well as to welcome newest member Leslie Prideaux. Ms. Oberle thanked the Mayor, City staff and the fellow commissioners for the pleasure of serving with them.
- 3.) The first item of business was an S-1 District Site Plan Review for Ashley Homestore. The item was deferred to the next meeting.
- 4.) The next item for consideration by the Commission was the preliminary and final plats for Ashley Furniture. The item was deferred to the next meeting.
- 5.) The Commission then considered right-of-way vacation on Irving Street. Chair Holst noted that he had a conflict of interest with the item and Acting Chair Leeper introduced the item. Mr. Sturch provided background information explaining that a request was submitted by the Western Home to vacate right-of-way for a portion of Irving Street. He provided some of the background of the area and explained the process to vacate the right-of-way. He discussed the proposal, explaining that the Western Home will assume the maintenance and snow removal, and ownership of the sanitary sewer will be transferred to the Western Home. The City will retain permanent access and utility easements. Staff recommends approval of the right-of-way vacation with various stipulations.

Mr. Hartley made a motion to approve. Ms. Prideaux seconded the motion. The motion was approved unanimously with 6 ayes (Giarusso, Hartley, Larson, Leeper, Oberle and Wingert), 1 abstention (Holst) and 0 nays.
- 6.) The next item of business was a College Hill Sign review at 2020 College Street. As Chair Holst also had a conflict of interest with this item, Acting Chair Leeper introduced the item. Ms. Lehmann provided background information, explaining that the owner is

requesting signage approval for a new business, Oh My Grill. The proposal includes reusing the existing awning and installing a new 5' x 5' lighted aluminum projecting sign. The proposed signage meets all requirements and staff recommends approval.

Mr. Larson made a motion to approve. Mr. Hartley seconded the motion. The motion was approved unanimously with 6 ayes (Giarusso, Hartley, Larson, Leeper, Oberle and Wingert), 1 abstention (Holst) and 0 nays.

- 7.) The next item for consideration by the Commission was a College Hill sign review for 2125 College Street. Chair Holst introduced the item and Ms. Lehmann provided background information. She stated that the owner is proposing a new signage plan for their tenant, Buzz. The request is for one new wall sign as well as one new projecting sign that will be on the east side of the building. The proposed signage meets all requirements and staff recommends approval of the request.

Ms. Prideaux made a motion to approve. Mr. Larson seconded the motion. The motion was approved unanimously with 7 ayes (Giarusso, Hartley, Holst, Larson, Leeper, Oberle and Wingert), and 0 nays.

- 8.) Ms. Howard briefly commented on Downtown Visioning meeting, noting that it was very well attended and went very well and encouraged the Commission to attend the upcoming events for the community design charrette the first week of June.
- 9.) As there were no further comments, Mr. Hartley made a motion to adjourn. Mr. Leeper seconded the motion. The motion was approved unanimously with 7 ayes (Giarusso, Hartley, Holst, Larson, Leeper, Oberle and Wingert), and 0 nays.

The meeting adjourned at 5:49 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk