

**Cedar Falls Planning and Zoning Commission
Regular Meeting
April 10, 2024
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on April 10, 2024 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Grybovych, Hartley, Henderson, Johnson, Leeper, Moser and Sorensen. Stalnaker was absent. Karen Howard, Community Services Manager, Michelle Pezley, Planner III, and Jaydevsinh Atodaria, Planner II, were also present.

1.) Chair Hartley noted the Minutes from the March 27, 2024 regular meeting are presented. Alberhasky made a motion to approve the Minutes as presented. Moser seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Henderson, Johnson, Leeper, Moser and Sorensen), and 0 nays.

2.) The first item of business was preliminary plat for Panther West Additions. Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that this plat was discussed at the last meeting and briefly discussed the plat details. He noted that it is proposed to subdivide the property to create 131 residential lots to develop the area with detached single-family dwelling units. He discussed setbacks, phasing, street layout and connectivity, as well as future public trail and sidewalks. He briefly reviewed the stormwater management plan and easements. Staff recommends approval of the proposed preliminary plat subject to any comments or direction from the Planning and Zoning Commission and conformance to all city staff recommendations.

Grybovych asked how the density compares to other newer developments in the City. Mr. Atodaria and Ms. Howard explained that this is similar to other single family developments. Grybovych also asked if the size of the development would trigger conversation about adding a park. Mr. Atodaria discussed that parkland was dedicated to the City in recent years just south of the proposed development directly west of Aldrich Elementary School..

Kevin Fittro, Panther Farms, explained that this is the same zoning and requirement of lot size as the Arbors development is south of the school. He noted that they have spoken to the neighbors and answered any questions they've had.

Sorensen made a motion to approve the item. Leeper seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Henderson, Johnson, Leeper, Moser and Sorensen), and 0 nays.

3.) The next item for consideration by the Commission was a rezoning request for 2300 Main Street, 2216 Main Street and 127 E. 23rd Street. Chair Hartley introduced the item and Ms. Howard discussed the notice that is required for rezoning requests. She explained that the required notice did not get published in the Courier. She provided two options for proceeding with the item. The Commission can waive the notice requirement per City Code, hold the public hearing and make a recommendation to City Council to approve the rezoning request or postpone the hearing to the next meeting. She noted that regardless of which option the Commission chooses, the case will not be scheduled for a Council meeting until May 6, so the decision will not slow down the process for the applicant.

Sorensen made a motion to waive the notice requirement. Henderson seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Henderson, Johnson, Leeper, Moser and Sorensen), and 0 nays.

Ms. Pezley provided background information, explaining the criteria for considering a rezoning. She discussed the characteristics of the designation and the allowable uses. She noted that the property is in a developed area of the city and has access to all utilities and public services and is consistent with the Future Land Use Map. The property also has direct access to Main Street and E. Seerley Boulevard. Staff recommends approval of the rezoning.

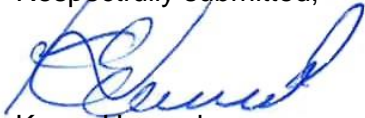
Chris Fischels, 4200 West Rock Road, Hudson, Iowa stated that he is available to answer any questions.

Sorensen made a motion to approve the item. Johnson seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Henderson, Johnson, Leeper, Moser and Sorensen), and 0 nays.

- 4.) As there were no further comments, Moser made a motion to adjourn. Leeper seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Henderson, Johnson, Leeper, Moser and Sorensen), and 0 nays.

The meeting adjourned at 5:45 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant