

Cedar Falls Planning and Zoning Commission
Regular Meeting
April 26, 2023
Cedar Falls, Iowa

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on April 26, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Grybovych, Hartley, Larson, Lynch and Moser. Crisman and Leeper were absent. Karen Howard, Planning and Community Services Manager, Jaydevsinh Atodaria, Planner I, and Chris Sevy, Planner I were also present.

- 1.) Chair Lynch noted the Minutes from the April 13, 2023 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Ms. Grybovych seconded the motion. The motion was approved unanimously with 5 ayes (Grybovych, Hartley, Larson, Lynch and Moser), and 0 nays.

- 2.) The first item of business was a HWY 1 District site plan review for the southeast corner of Brandilynn Boulevard and Winterberry Drive. Chair Lynch introduced the item and Mr. Sevy provided background information. He explained that the applicant is proposing a Popeye's Restaurant in the HWY-1 zone next to the Collins Community Credit Union. He discussed requirements for the district and showed that those requirements have been met. He displayed the elevations for the proposed building and renderings of what it would look like as well as the façade elements. He displayed a proposed mural on the side of the drive through on the north side of the building and stated that the Commission should discuss and determine whether this meets the definition of a sign, which includes being viewable from the street. Wall signs in the HWY-1 District can only be on two building elevations. The South and West elevations have signs, so another wall sign on the north side would not be allowed. An effort has been made by the applicant to provide berm and screening enough on the north side so that the mural is not generally visible from the street, so would not meet the definition of a sign. Staff invited the Commission to discuss and confirm whether this mural should be considered a sign or not. With that said, Staff recommends approval of the site plan subject to the condition that the developer's plan conforms to all City staff recommendations and technical requirements in addition to any comments or direction from the Planning and Zoning Commission.

Bart Turk, Civil Engineering Consultants in Des Moines, came forward to speak on behalf of Popeye's. He stated that staff has been very helpful and spoke about the process of getting the layout set up in a way that complies with code requirement and some challenges they had with this particular site given the size and shape.

Mr. Larson asked for confirmation on the process for putting a mural on the wall and if it will come back for approval. Mr. Sevy explained that if it is approved at this meeting and by Council that it will be approved by staff when it comes through for a permit and will not be brought back to the Commission.

Mr. Hartley felt that it would be an improvement to the back side of the building.

Mr. Larson made a motion to approve the item. Mr. Hartley seconded the motion. The motion was approved unanimously with 5 ayes (Grybovych, Hartley, Larson, Lynch and Moser), and 0 nays.

- 3.) The next item for consideration by the Commission was an MU District site plan review at 4520 Rownd Street. Chair Lynch introduced the item and Mr. Atodaria provided background

information. He explained that Valley Lutheran School would like to amend the existing landscaping plan and update the location of the signage with a new monument sign. He provided background of the property and compliance issues with the original site plan. He displayed a rendering showing the developed area of the lot and explained that the amendments would focus on just that area. The proposed plan is in substantial compliance with the approved plan from 2001 and the applicant has acknowledge that when additional areas of the site are developed, a site plan must be submitted for review that meets all city code requirements. Mr. Atodaria showed the landscaping plan and noted that all tree planting, as per the proposed plan, will be completed in the 2023 growing season.

Mr. Atodaria went on to discuss the signage proposal, noting the measurements and components of the sign, which include a non-lighted lower area, a middle area with a digital display and the top area with a translucent backlit cabinet. Staff has noted that the digital display lighting should be adjustable, so it does not create a driving hazard due to glare. He also discussed the technical comments from staff. Staff recommends approval of the site plan subject to compliance with the conditions noted in the staff report and any comments or direction from the Commission.

Pastor Lindberg, member of the Eastern Iowa Lutheran High School Association Board, stated his appreciation for staff and their help with the project and noted that he is available for questions.

Mr. Hartley made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 5 ayes (Grybovych, Hartley, Larson, Lynch and Moser), and 0 nays.

- 4.) As there were no further comments, Ms. Moser made a motion to adjourn. Mr. Hartley seconded the motion. The motion was approved unanimously with 5 ayes (Grybovych, Hartley, Larson, Lynch and Moser), and 0 nays.

The meeting adjourned at 5:53 p.m.

Respectfully submitted,


Karen Howard
Community Services Manager


Joanne Goodrich
Administrative Assistant