

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
December 27, 2023  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on December 27, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Grybovych, Hartley, Moser and Stalnaker. Crisman, Leeper and Lynch were absent. Karen Howard, Community Services Manager and Michelle Pezley, Planner III were also present.

- 1.) Acting Chair Hartley noted the Minutes from the December 13, 2023 regular meeting are presented. Mr. Stalnaker made a motion to approve the Minutes as presented. Ms. Alberhasky seconded the motion. The motion was approved unanimously with 5 ayes (Alberhasky, Grybovych, Hartley, Moser and Stalnaker), and 0 nays.
  
- 2.) The first item of business was a preliminary plat amendment for West Fork Crossing. Acting Chair Hartley introduced the item and Ms. Pezley provided background information. She explained that the property is south of West 12 Street, north of West 27<sup>th</sup> Street and east of Union Road. The original proposal included mitigating wetlands by purchasing wetland credits; however, learned that they were not able to purchase said credits. The applicant now proposes to mitigate the wetlands in Outlot J in the next phase. Staff recommends approval with two conditions. A detailed mitigation plan must be submitted with the construction drawings for West Fork Second Addition showing how the wetlands will be constructed within Outlot J (as shown on the preliminary plat) in conformance with the design standards for stormwater wetlands within the Iowa Stormwater Management Manual. Construction of the wetlands must also be completed prior to the approval of the West Fork Crossing Second Addition Final Plat.

Kevin Fittro, 4717 Wild Horse Drive, spoke as the developer of the project stating that he is available for any questions. There were no questions or comments from the Commission.

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

- 3.) The next item for consideration by the Commission was the final plat for West Fork Crossing First Addition. Acting Chair Hartley introduced the item and Ms. Pezley provided background information. She explained that the development consists of 62 lots and four outlots. Outlot A is to be conveyed and combined with property at 1712 Union Road, Outlot B will be used for stormwater management and a public trail, and Outlots C and D will be used for stormwater management. Minor corrections to the plat and Deed of Dedication will be needed prior to City Council approval.

Staff recommends approval of the final plat provided the amendment to the preliminary plat of West Fork Crossing is approved that addresses wetland mitigation and minor corrections to the documents as noted in the staff report.

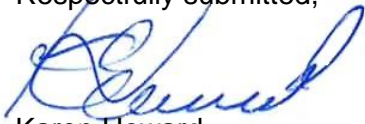
Mr. Fittro explained that the minor corrections are still in the works due to holidays and minimal staff.

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

- 4.) Ms. Howard reminded the Commission that there will be a joint CIP discussion prior to the City Council meeting on January 2, 2024.
- 5.) As there were no further comments, Alberhasky made a motion to adjourn. Ms. Moser seconded the motion. The motion was approved unanimously with 5 ayes (Alberhasky, Grybovych, Hartley, Moser and Stalnaker), and 0 nays.

The meeting adjourned at 5:38 p.m.

Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Assistant