

**Cedar Falls Planning and Zoning Commission
Regular Meeting
January 24, 2024
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on January 24, 2024 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Grybovych, Hartley, Leeper, Moser and Stalnaker. Karen Howard, Community Services Manager and Thomas Weintraut, Planner III were also present.

- 1.) Chair Lynch noted the Minutes from the December 27, 2023 regular meeting are presented. Ms. Alberhasky made a motion to approve the Minutes as presented. Ms. Moser seconded the motion. The motion was approved unanimously with 6 ayes (Alberhasky, Grybovych, Hartley, Leeper, Moser and Stalnaker), and 0 nays.

- 2.) The first item of business was a preliminary plat for Pinnacle Prairie Commercial South Phase VI. Acting Chair Hartley introduced the item and Mr. Weintraut provided background information. He explained that he will be presenting the preliminary and final plats together as there are very few separate comments. The property is located between Brandilynn Boulevard and Viking Road, across the street from Menards. He explained that he had two post-packet updates. Staff had a discussion with the applicants regarding the timing of the infill sidewalk. Staff recommended allowing the sidewalk along Lot 3 to be installed prior to an occupancy permit for any development on Lot 3, or five years after the filing of the final plat, whichever is sooner. As part of the subdivision requirements, all other public infrastructure is required to either be installed prior to final plat approval, or the developer shall enter into a surety agreement with the City.

Ms. Moser asked about the intersection along East Viking and when another traffic study might be done. Ms. Howard stated that there is already a plan for a roundabout to be placed in that location.

Mr. Stalnaker asked about the public infrastructure requirements and installation. He asked if the City plans to go with a surety agreement for this. Mr. Weintraut stated yes. Ms. Howard further explained that public infrastructure is required to be extended to the extent of the plat so that the next development is able to continue from there.

Mr. Leeper made a motion to approve the preliminary plat. Ms. Grybovych seconded the motion. The motion was approved unanimously with 6 ayes (Alberhasky, Grybovych, Hartley, Leeper, Moser and Stalnaker), and 0 nays.

Ms. Alberhasky made a motion to approve the final plat. Mr. Moser seconded the motion. The motion was approved unanimously with 6 ayes (Alberhasky, Grybovych, Hartley, Leeper, Moser and Stalnaker), and 0 nays.

- 4.) The Commission next considered a request for a land use amendment and rezoning for an approximately 2.7 acre parcel formerly known as 3225 W. 1st Street. Acting Chair Hartley introduced the item and Mr. Weintraut provided background information. He explained that the request is to rezone the parcel from Commercial to the R-1 Residence District. He provided some background on the property and the zoning changes over the years. He explained that the owners, Howard and Marilyn Trunnell wanted to build a residence on the site and received a Letter of Map Amendment to accurately delineate the floodplain. The Trunnells never

proceeded with that plan. Another individual would like to purchase the property and subdivide it into three lots for themselves and their immediate family. Mr. Weintraut discussed the need for a Land Use Map Amendment and discussed the potential uses that would be allowed. Staff recommends approval of the land use map amendment.

Mr. Weintraut then discussed the rezoning request in further detail, explaining that, if the Future Land Use Map change is approved, the zoning would be compatible. The property has access to all utilities and public services and also has access to West 1st Street. Staff recommends approval of the rezoning. It was noted that there would not be a vote at this meeting, the Commission would just be setting a public hearing.

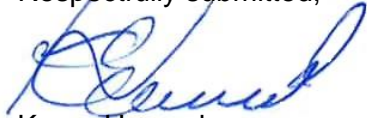
Dean Williams, 731 Lakeshore Drive, explained that his property abuts the parcel being discussed and asked if anyone has checked or will be checking the soil. Acting Chair Hartley stated that staff can look into that.

Mr. Leeper made a motion to set the public hearing for February 14, 2024. Ms. Alberhasky seconded the motion. The motion was approved unanimously with 6 ayes (Alberhasky, Grybovych, Hartley, Leeper, Moser and Stalnaker), and 0 nays.

- 5.) As there were no further comments, Mr. Leeper made a motion to adjourn. Ms. Moser seconded the motion. The motion was approved unanimously with 6 ayes (Alberhasky, Grybovych, Hartley, Leeper, Moser and Stalnaker), and 0 nays.

The meeting adjourned at 5:55 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant