

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

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on July 24, 2024 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Grybovych, Hartley, Henderson, Moser, Sorensen and Stalnaker. Johnson was absent. Stephanie Sheetz, Director of Community Development, Karen Howard, Planning and Community Services Manager, Thomas Weintraut, Planner III, Michelle Pezley, Planner III, and Matt Tolan, Civil Engineer II, were also present.

- 1.) Chair Hartley noted the Minutes from the June 26, 2024 regular meeting are presented. Alberhasky made a motion to approve the Minutes as presented. Sorensen seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Grybovych, Hartley, Henderson, Moser, Sorensen and Stalnaker), and 0 nays.
- 2.) The first item of business was a preliminary plat for North Cedar Estates (Case #PP23-007). Chair Hartley introduced the item. Sorensen recused himself from the item due to a conflict of interest. Ms. Pezley provided background information. Ms. Pezley explained that the item is a second review of a preliminary plat for North Cedar Estates, north of West Lone Tree Road and west of Cypress Avenue. The plat meets the R-2 district requirements and the owner is proposing 33 residential lots, three tracts for stormwater and land to be dedicated for a public park. She discussed stormwater management, sanitary sewer and the proposed park. She noted that the Parks and Recreation Commission had reviewed the proposed parkland and recommend approval, but also noted that they would like to see the park expanded as further development occurs to the north. Staff recommends approval of the plat, subject to the technical requirements noted in the staff report.

Dan Arends, VJ Engineering, was available to answer questions.

Henderson asked about the park and about the Parks and Recreation Commission's comments about expanding it in the future. Howard explained that this could be accomplished when land to the north is rezoned and subdivided for new home lots in the future. She noted that Mr. Stalnaker may want to comment on the discussion as he is a member of the Parks and Recreation Commission.

Hartley made a motion to approve the item. Henderson seconded the motion. The motion was approved with 6 ayes (Alberhasky, Grybovych, Hartley, Henderson, Moser, and Stalnaker), 1 abstention (Sorensen) and 0 nays.

- 3.) The next item for consideration by the Commission was the Loy Minor Subdivision Plat No. 1. (Case #MPT24-002). Chair Hartley introduced the item and Mr. Weintraut provided background information. He explained that the request is to combine lots 11 and 12 as well as 9 and 14 in the Twenty-Eighth Street Addition. They would like to split and equally divide lots 10 and 13. The minor plat will split and combine the existing 6 lots into 2 lots. All existing easements of record will remain.

Staff recommends approval of the two-lot minor plat at 541 and 528 West 28th Street.

Sorensen made a motion to approve the item. Henderson seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Grybovych, Hartley, Henderson, Moser, Sorensen and Stalnaker), and 0 nays.

- 4.) Stephanie Sheetz, Director of Community Development, provided updates on a change in the State code that affects the Commission's meeting and provides additional flexibility. Local government bodies can meet by electronic means, such as by phone, TEAMS or Zoom. She asked the Commission about their thoughts on whether they prefer to continue to meet in person.

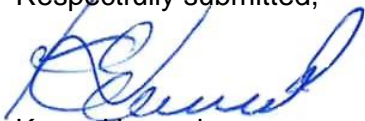
Hartley stated that he is in support of continuing the meetings in person. The other commission members agreed. They voiced the benefits of meeting in person since it is easier to engage with the public and receive written and verbal input at the meetings. Ms. Henderson agreed but likes having the ability to join meetings by other means as she travels a lot for work.

Ms. Sheetz asked that commission members let staff know if they will need to attend another way by the Friday before the meeting, so staff has time to make arrangements for phone or online attendance.

- 5.) As there were no further comments, Sorensen made a motion to adjourn. Henderson seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Grybovych, Hartley, Henderson, Moser, Sorensen and Stalnaker), and 0 nays.

The meeting adjourned at 5:45 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant