

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
June 12, 2019  
City Hall Council Chambers  
220 Clay Street, Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, June 12, 2019 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Giarusso, Hartley, Holst, Larson, Leeper, Prideaux and Saul. Wingert was absent. Karen Howard, Community Services Manager and David Sturch, Planner III, were also present.

- 1.) Chair Holst noted the Minutes from the May 22, 2019 regular meeting are presented. Ms. Saul made a motion to approve the Minutes as presented. Ms. Giarusso seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Leeper and Saul), 1 abstention (Prideaux) and 0 nays.
- 2.) The first item of business was the Cherrywood Acres Minor Subdivision Plat. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the plat is located at the southwest corner of High Street and Union Road in the R-1 zoning district. He discussed lot and setback requirements, as well as utility needs, including water, electric, gas, sanitary sewer and drainage maintenance. This proposed minor plat satisfies the R-1 district standards. He explained that the item is just being presented at this time for discussion and comments.

Tony Runyan (petitioner), 4114 High Street, stated that he would like to build a new home as his family is growing. He noted that he knows there is a lot of push back from the neighbors and he would like to clear up any miscommunications on his intentions. His proposal exceeds R-1 lot standards and meets the required zoning ordinances. He discussed compromises with the location of the fire hydrant and water main extension from the existing main on the west side of Cherrywood Drive.

Susie Sigworth, 1028 Cherrywood Drive, is adjacent to Mr. Runyan's back yard. She noted her concern with two homes abutting her property as well as the loss of her view to the northeast. She also stated that people outside of the 200' proximity to Mr. Runyan's property were not notified and she is concerned that many people in the area don't know what is being planned.

Mark Sigworth, 1028 Cherrywood Drive, discussed proportional spacing between homes in the area and potential congestion in the neighborhood. He doesn't believe it aligns with the rest of the neighborhood. He also believes the field of view will be significantly reduced and doesn't believe this plan aligns with the beautification plan for the City. He discussed potential water runoff issues.

Bruce Adkins, 4201 Newland Drive, understands why Mr. Runyan would like to build a new home, but feels that the Deed Restrictions for the neighborhood may not allow for the proposed project. He also questioned whether there is a plan to create four lanes in that area of Union Road, as it would be too close to a house.

Abby Wood, 4213 Newland Drive, stated that she and her husband share the same concerns about curb appeal and the precedent that would be set if the project is allowed.

Sam Runyan, 4110 W. 1<sup>st</sup> Street, stated that the lot is unique to the area.

Mark Sigworth stated that the lot is not unique to the original lots from 1960.

Lisa Vry, 1017 Columbine Drive, stated concern with stormwater drainage.

Delbert Carpenter, 1005 Cherrywood Drive, stated he would really hate to see the family leave the neighborhood. He is a great neighbor and he understands why they would like to build a new house.

John Runchey, 920 Columbine Drive, noted that it is a unique neighborhood and suggests considering tearing the house down that is currently there and rebuild in that location. He doesn't want to see the neighborhood subdivided.

Ms. Prideaux asked about the Deed Restriction document and what kind of impact it would have on the decision. Mr. Sturch clarified that it is a private covenant between the neighbors and they would have to investigate and make a determination from their legal representative on whether this restriction could be enforced. Howard noted that the City is not party to private subdivision covenants and so should not be a deciding factor for the Commission.

Mr. Holst asked about the setback requirements of this property in comparison to Mr. Sigworth's property. It was clarified that they have the same requirements. Mr. Larson voiced concerns that there would not be much room to build. He doesn't believe the proposal fits in that area, and would create more of an opportunity to create more lot splits.

Mr. Leeper voiced concerns with how tight the lot will be, particularly if there is expansion to Union Road. However, he doesn't believe approval would set much of a precedent as there would only be limited opportunities for these types of splits in the neighborhood.

Ms. Saul asked why the City is asking for another hydrant and water main. Mr. Sturch explained that it is a service policy from CFU and the Fire Department. A new water main must be extended across the south side of High Street to the new property with a hydrant. Then a water service would be extended to the existing and proposed houses. He clarified that the Fire Code hydrant spacing standard is based on the ability to extend a fire hose to reach each home, and is not measured as the crow flies.

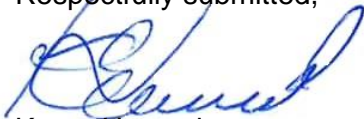
Ms. Howard asked the Commission if they would like staff to do a general assessment of how many potential lot splits might be possible in the subdivision. The Commission agreed this would be helpful. Ms. Prideaux asked if water runoff could be discussed at the next meeting as well. Mr. Larson stated he is a big fan of separating old double lots and infill, however he doesn't see how this particular lot will work and provide enough buildable area

The Commission will discuss the item at the next Planning and Zoning Commission meeting.

- 3.) As there were no further comments, Mr. Hartley made a motion to adjourn. Mr. Leeper seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Leeper, Prideaux and Saul), and 0 nays.

The meeting adjourned at 6:14 p.m.

Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Clerk