

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
June 12, 2024  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on June 12, 2024 at 5:30 p.m. at City Hall. The following Commission members were present: Hartley, Johnson, Leeper, Moser, Sorensen and Stalnaker. Alberhasky, Grybovych and Henderson were absent. Karen Howard, Planning and Community Services Manager, Jaydevsinh Atodaria, Planner II, and Chris Sevy, Planner II were also present.

- 1.) Chair Hartley noted the Minutes from the May 22, 2024 regular meeting are presented. Sorensen made a motion to approve the Minutes as presented. Leeper seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Johnson, Leeper, Moser, Sorensen and Stalnaker), and 0 nays.
  
- 2.) The first item of business was a PC-2 District Master Plan Amendment for 924 Viking Road. Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that the property is east of the solar park and was rezoned from A-1 Agricultural to PC-2 Planned Commercial in September of 2016. Currently three outbuildings and a larger gymnasium have been built and the site plan for the last outbuilding at 918 W. Viking Road was approved in early 2023. The proposal is to add a practice soccer field in the southern area of the property. He explained that it would be considered as an outdoor recreational use, which is permitted in the PC-2 District. He discussed the setbacks, parking and access for the proposal.

Staff recommends approval subject to any comments or direction specified by the Commission and conformance with all staff recommendations.

Mr. Stalnaker had questions about the parking lot. Mr. Johnson asked about future night lighting for after the games. Mr. Atodaria noted that the applicant is not adding any lighting and there are no plans to add it as this field is intended for daytime use.

Moser made a motion to approve the item. Leeper seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Johnson, Leeper, Moser, Sorensen and Stalnaker), and 0 nays.

- 3.) The next item for consideration by the Commission was Geisler Minor Plat No. 1. Chair Hartley introduced the item and Mr. Sevy provided background information. He explained that the applicant purchased 2511 Franklin and the neighboring vacant lot to the south with the intent to demolish the existing house and garage and move the existing lot line through a minor plat process to create two lots of similar size and width with intention to build a duplex on each lot. Mr. Sevy displayed the proposed minor plat and discussed the lot size and setback requirements. He noted that half the alley width (8 feet) can count as rear yard area to meet the requirement, so the principal building setback from the rear lot line only has to be 22 feet, which is what is shown on the plat.

Staff recommends approval subject to any comments or direction by the Commission and conformance with all staff recommendations. Stalnaker asked about the width of the alley. Mr. Sevy state that the alley right-of-way is 16 feet wide.

Hillary Oberle, 2508 Franklin Street, spoke as an adjacent neighbor to the property and noted her appreciation for the extension of the sidewalk. She also stated that the preservation of the trees in that area is important and hopes that it will be taken into consideration.

Ms. Moser asked about the proposed plan for the buildings. Jake Geisler, 2511 Franklin Street, stated that the duplexes will be intended to rent to college students and each duplex will have three bedrooms and two bathrooms with a two-stall garage.

Sorensen made a motion to approve the item. Johnson seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Johnson, Leeper, Moser, Sorensen and Stalnaker), and 0 nays.

- 4.) The Commission then considered a request regarding a College Hill Neighborhood Overlay District design review for 2511 Franklin Street. Chair Hartley introduced the item and Mr. Sevy provided background information. He explained that this is regarding the design of the proposed duplexes discussed in the previous item. He explained that each unit will be 1,500 sq. ft. with three bedrooms, two baths, a two-stall garage and covered front porch. He discussed the landscape plan and building design, noting that they are oriented with the main entrances facing the street with the garages accessed from the rear alley, which is consistent with other homes in the area.

Staff recommends approval subject to any comments or direction from the Commission and conformance to staff recommendations.

Mr. Hartley asked for clarification on the landscaping and tree requirements. Jake Geisler spoke to explain the number and placement of the trees.

Hillery Oberly asked about the trees on the northwest corner of the site and asked that they save as many as they can.

Jake Geisler noted that all the street trees along Franklin will be preserved and stated that not all of the trees on the private lots can be saved but he will try to save the tree in the northwest corner and see if any others can be preserved as well. Staff clarified that any trees that are preserved on the site can count toward the tree requirement.

Leeper made a motion to approve the item, subject to the owner trying to preserve as many trees as possible. Hartley seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Johnson, Leeper, Moser, Sorensen and Stalnaker), and 0 nays.

- 5.) Mr. Atodaria gave an update about the upcoming presentation regarding the history of North Cedar being hosted by the Historic Preservation Commission and North Cedar Neighborhood Association, which will be held at the Island Park beach house on Friday at 5:30.
- 6.) As there were no further comments, Sorensen made a motion to adjourn. Leeper seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Johnson, Leeper, Moser, Sorensen and Stalnaker), and 0 nays.

The meeting adjourned at 6:01 p.m.

Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Assistant