

**Cedar Falls Planning and Zoning Commission**  
**Regular Meeting**  
**June 28, 2023**  
**Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on June 28, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Crisman, Grybovych, Hartley, Leeper, Lynch, Moser and Stalnaker. Alberhasky and Larson were absent due to abstention. Stephanie Houk Sheetz, Director of Community Development, Thomas Weintraut, Planner III, Jaydevsinh Atodaria, Planner I, Matthew Tolan, EI, Civil Engineer II and Maria Perez, Stormwater Specialist were also present.

- 1.) Chair Lynch noted the Minutes from the June 14, 2023 regular meeting are presented. Ms. Crisman made a motion to approve the Minutes as presented. Mr. Stalnaker seconded the motion. The motion was approved unanimously with 7 ayes (Crisman, Grybovych, Hartley, Leeper, Lynch, Moser and Stalnaker), and 0 nays.
  
- 2.) The first item of business was an RP Master Plan Amendment for Autumn Ridge Development. Chair Lynch introduce the item and Mr. Atodaria provided background information. He explained that the item was discussed at the last Planning and Zoning meeting and provided a brief overview. He explained that the subdivision has 105 acres and is located south of West 1<sup>st</sup> Street and west of Union Road. He displayed the 2001 RP Master Plan and provided history on the amendments since that time and then displayed a rendering of the current Master Plan. He explained the two phases that are proposed in the 9<sup>th</sup> and 11<sup>th</sup> Additions that propose to increase density, create a well-connected street pattern and have a variety of housing types to meet the housing needs of the community. He discussed setback requirements and minimum lot sizes for different housing types, easements and concerns with different aspects of the proposal. He also spoke about sidewalk connections, community space and shared usable open space. Matthew Tolan, EI, Civil Engineer II was available to discuss the traffic impact and Maria Perez, Stormwater Specialist spoke about stormwater pollution prevention and the effects of urbanization on water quality. She explained the requirements and expectations with stormwater maintenance. Mr. Atodaria explained the staff recommendations to address public concerns regarding maintenance on the existing stormwater basin, increase in park space and increase lot sizes in certain areas to create more usable yard space for those lots. He noted outstanding issues that included a revision to the existing developmental procedures agreement that will be required to make it consistent with the revision to the RP Master Plan and deed of dedication need to be finalized once direction and decision is made by the Planning and Zoning Commission. At this point, the master plan amendment is for discussion and public comment. Staff recommends continuing the discussion to the July 26 meeting to allow the developer time to address staff recommendations and any direction from the Planning and Zoning Commission.

Mr. Leeper commented that there are a lot of requirements that the city has for all developments [stormwater] and those will be met before the project can proceed.

Dennis Happel, BNKD Development and Adam Daters, CGA Engineers, addressed items as brought forward by staff and the public. With regard to the existing basin waterway, he explained that at the time Autumn Ridge 3<sup>rd</sup> Addition was done, the City was responsible for all detention basins and maintenance. By the time they started Autumn Ridge 4<sup>th</sup> Addition, the City changed their policy to make it the responsibility of the homeowners associations. That is why the pond was removed. Mr. Daters also stated that at the request of staff, the topo survey

of the detention basin was updated and found that they are within the appropriate range. Mr. Happel discussed access to the detention and provided examples of where that access would be. He also spoke regarding greenspace and options for a park, as well as lot sizes and proposed housing. He feels that the plan is in line with the code and should not be a problem.

Brad Pierschbacher, 4228 W. 1<sup>st</sup> Street, commented on the letters that were sent out by BNKD and stated that he did try to reach out about it and wasn't able to touch base. He doesn't believe the current plan would complement the neighborhood and feels that lot sizes would be too small.

John Englin, 4327 Wynnewood, noted concerns with regard to the proposal. He explained that although there is not a large group in attendance, many could not make it due to schedules. He provided a list of neighbors who are in opposition of the project and stated the reasons for their disapproval, which included the change in the plans from 2013 that neighbors were made to believe would be how development would occur here.

Jim Hancock, 821 Lakeshore Drive, asked about the sizing and retention control gate, potential use of rip rap in the design, and the responsibility of the maintenance of the water areas.

Cyndi Luchtenburg, 4322 W. 1<sup>st</sup> Street, read letters from herself and other neighbors expressing their concerns with the development and issues with changes being made.

Dan Bumblauskas, 4433 Wynnewood Drive, came forward to read a letter stating concerns from a neighbor who couldn't make it to the meeting (Lyle Simmons).

Deb Hudspeth, 315 Corduroy Drive, agreed with all previous comments regarding the change in plans with regard to the lots. She believes that it should remain the same, as it was promised to the homeowners when they moved in.

Brian Happel, 4306 Berry Hill Road, stated that he has heard from neighbors who had no issues with the proposal. He feels that the lack of people at the meeting is not because they can't attend, but because they don't have an issue with the changes. He responded to different concerns that he has heard at meetings and from residents.

David Davis, 4407 Berry Hill Road, stated that he is Mr. Happel's neighbor and that Mr. Happel does not speak for him. He is opposed to the changes.

Ann Spurr, 4211 Berry Hill Road, echoed Mr. Davis's statement.

Cyndi Luchtenberg came forward to speak again and read a letter from Tim Caswell. He noted concerns with the narrow lots and streets that have several cars blocking mailboxes, keeping mail from being delivered. It was also noted that there are rentals already. His letter stated that the street is already cracked after only five years. He believes that BNKD is doing the absolute minimum and should be held accountable.

Ms. Crisman thanked the community members for coming to the meeting to express concerns, as well as Ms. Perez attending to help with questions. She noted that she has concerns with the current master plan and would like to recommend to the other commissioners to really look at what it means to have a master plan and uphold it. She feels that the Commission should take the community members concerns into consideration regarding changes that are proposed that conflict with what they were promised when moving to that neighborhood.

Chair Lynch asked Mr. Tolan and Ms. Perez to speak to questions that were brought forward during the meeting. Mr. Tolan explained that the 100-acres to the west was covered in the drainage analysis. He also gave a reminder that when a stormwater analysis report is put together, it is designed on an impervious measure, not on a case-by-case basis. He also explained that rip rap is used in areas where there is a high risk of erosion but is not used unless really needed. Ms. Perez explained that she did not see any major erosion concerns with the existing basin and would not recommend rip rap. Mr. Daters gave an explanation of the process used for studying the stormwater.

Ms. Grybovych thanked staff for their hard work, as well as the people in attendance to state their concerns. She noted she was disheartened by the finger pointing and hopes that everyone can work together to improve the community. She also stated that she feels that this is a larger deviation from the master plan and may warrant further discussion.

Ms. Moser stated that she wants to ensure the community members that they are being heard. She noted that she does appreciate the duplexes but has concerns regarding the density and would like to see some of that redeveloped in the plan. She also likes the recommendation of the greenspace and would like to see it be made useable to the community.

Mr. Leeper thanked the developers for developing and stated his appreciation to the residents for coming to speak. His greatest issue is the density and feels that the changes are significant enough and should be addressed. Mr. Hartley and Chair Lynch agreed.

Chair Lynch suggested that the developer and residents meet and have a discussion that could hopefully lead to finding a compromise.

The item will be continued at the July 26 meeting.

- 3.) The next item for consideration by the Commission was a preliminary plat for Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions. Chair Lynch introduced the item and Ms. Sheetz explained that staff would like to move this item to the July 26 meeting as well, as there could be significant changes with the master plan that could affect the plat.

The item will be continued at the July 26 meeting.

- 4.) As there were no further comments, Mr. Hartley made a motion to adjourn. Mr. Leeper seconded the motion. The motion was approved unanimously with 7 ayes (Crisman, Grybovych, Hartley, Leeper, Lynch, Moser and Stalnaker), and 0 nays.

The meeting adjourned at 7:07 p.m.

Respectfully submitted,



Stephanie Houk Sheetz  
Director of Community Development



Joanne Goodrich  
Administrative Assistant