

**Cedar Falls Planning and Zoning Commission
Regular Meeting
March 27, 2024
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on March 27, 2024 at 5:30 p.m. at City Hall. The following Commission members were present: Grybovych, Hartley, Henderson, Johnson, Leeper, Moser, Sorensen, and Stalnaker. and Alberhasky was absent. Karen Howard, Planning & Community Services Manager, Michelle Pezley, Planner III, and Jaydevsinh Atodaria, Planner II were also present.

- 1.) Chair Hartley noted the Minutes from the January 24, 2024 regular meeting are presented. Johnson made a motion to approve the Minutes as presented. Leeper seconded the motion. The motion was approved unanimously with 8 ayes (Grybovych, Hartley, Henderson, Johnson, Leeper, Moser, Sorensen, and Stalnaker), and 0 nays.

- 3.) Chair Hartley introduced the first item, the Preliminary Plat for Panther West Additions. Mr. Atodaria, Planner II, provided background information on the case. He explained that recently the subject property was rezoned to RP and was approved subject to the RP Master Plan and the development procedures agreement. Mr. Atodaria mentioned that the proposed plat will create 131 detached single-family lots, and the development will be done in four phases. He also explained that the 1st Phase will address three critical street connections that would allow the distribution of traffic within the neighborhood. Mr. Atodaria also noted that Tract B, located along the northwest edge of the development adjacent to the Dry Run Creek corridor will be conveyed to the City with the final plat for the 1st Phase for a future public trail. Two sidewalk connections will be extended from the public streets to provide access for neighborhood residents to the future trail. These sidewalk connections are shown on the plat as tracts that will be maintained by the homeowners' association. Mr. Atodaria described how stormwater will be managed for the proposed subdivision and noted a few minor outstanding issues. Staff recommended continuing the discussion at the next meeting.

Moser asked staff to clarify why is the sidewalk along Arbors Drive being reduced from a 10 ft wide sidewalk to a 6 ft wide sidewalk. Ms. Howard mentioned that 4-foot-wide sidewalks are typically required along public streets within a residential subdivision. In this case a 10-foot trail was provided next to the school in the subdivision to the south, but staff recommends reducing it to 6-feet through this development to provide some extra width, but 10 feet may not be necessary further from the school given the greater cost and maintenance involved. Sorenson inquired about who will be responsible for adding the sidewalk. Ms. Howard stated that sidewalks are constructed along the frontage of each lot by the home builder when a home is constructed.

Sorenson also asked about the thoughts behind the proposed roundabout in the development. Mr. Atodaria explained that because of the proximity to the school, a traffic calming along Arbors Drive would allow more safety for pedestrians. Ms. Howard added that on such a long stretch of road, it is important to think about traffic

calming up front. The developer proposes a solution for traffic calming and the City reviews it for the appropriateness for the specific location. In this case, the developer proposed a small roundabout to address traffic calming.

Henderson asked about easements in the proposed subdivision. Mr. Atodaria described all the easements illustrated on the plat. Henderson also asked about past concerns about street connections to Aldrich Elementary School. Ms. Howard agreed that there has been concern about missing segments of street that would help relieve traffic congestion. She explained that the proposed subdivision will be addressing several critical connections to the school in the 1st phase, as well as providing better distribution of traffic throughout the neighborhood.

Public attendee Todd Coulter mentioned that he and some of his adjacent neighbors have some concerns about the proposed drainage easements abutting their properties and asked how this stormwater will be managed on the lots. The developer's engineer Nick Brewer answered that the drainage easement will be entirely on the proposed lots. Mr. Brewer also noted that there is currently a temporary stormwater basin in that location, but the proposed lots will be re-graded to provide a drainage path for the stormwater, which will be directed to the proposed detention basin in the north-west area of the development. The developer's representative Kevin Fittro mentioned that there will be a 25 ft drainage easement that will be free of any structures including fences. Ms. Howard mentioned that the developer's engineer can prepare a stormwater management exhibit that the staff can bring to the next meeting (April 10, 2024) for better clarification and understanding of stormwater management.

- 4.) Chairperson Hartley introduced the next item, a request to rezone property located near the intersection of Main Street and Seerley Boulevard. Ms. Pezley, Planner III, presented the staff report, describing the location, uses of surrounding properties, the basic review criteria for a rezoning, and the applicant's reason for requesting the rezoning. The property is currently M-1 Light Industrial District, and the request is to rezone the property to C-2 Commercial District. The applicant would like to add a dental clinic in the building, which is not allowed in the M-1 zoning district. Ms. Pezley noted that the proposed rezoning is consistent with the Future Land Use Map, which identifies this area as appropriate for community commercial uses. She noted that all necessary public infrastructure is available to support the proposed zoning change.

Commissioner Stalnaker asked for clarification about the detail body shop that is permitted on the site. Pezley explained that the property owner has an active building permit to remodel the building which includes the vehicle detailing shop as described in the staff report.

Moser asked if a collision center (auto body repair) would be allowed if the zoning change is approved. Ms. Pezley confirmed that an auto body repair shop would not be allowed if rezoned to C-2. Moser asked how the city would follow up if there were any changes to the use that transformed it into an auto body repair shop. Pezley noted that the staff report was very detailed on what was allowed in the C-2 Zone with the auto detailing shop. If the use changed to a more extensive repair shop, this would provide context and help determine if there was a code violation.

Stalnaker asked how the code enforcement changes between the current zoning and proposed zoning. Pezley explained that the detailing shop as currently described by the applicant would be allowed in the proposed zoning district.

Stalnaker asked if the use ever gets to be a nuisance to the neighborhood, how would the City handle that. Howard explained that if the property owner was changing the use, they would have to come to the city for building permits and the change of use would be reviewed at that time. Howard understands that there is a fine line between the proposed detailing shop and an auto body repair shop and that is why staff asked the applicant to describe the use in detail for the record. Howard explained that the C-2 zone allows for many commercial uses such as auto service, but it does not allow auto body work/collision center. This change would go to a less intense use than the current zone which is in a direction that would be more compatible with the comprehensive plan. The building was previously used for commercial uses, and they would like to continue to use the building for commercial uses.

Henderson asked if the owner could use the building as a collision center today and Howard said yes. Henderson points out that the rezoning would ensure a less intense use for the neighbors moving forward.

Chris Fischels, representing the property owner, said that this is the first time that he has seen an applicant request a down-zoning, but the owner would like to lease space for a dental clinic. He was there to answer any questions. There were no questions or comments from the Commission.

Dr. Spencer Walker, 3413 Pheasant Dr., Cedar Falls. Walker is the dentist who wants to lease space in the building. Walker has been working in Cedar Falls for 13 years and has outgrown his current office. Walker plans to stay in Cedar Falls for many years to come and thinks this would be a good location for the clinic.

Hartley asked for any more comments and there were none. Hartley shared that he thought that this was great repurpose of the building. Moser agreed.

Sorensen moved to set the public hearing for the April 10, 2024, Planning and Zoning Commission meeting. Henderson seconded the motion. The motion was approved unanimously on a voice vote.

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

The meeting adjourned at 6:08 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant