

**Cedar Falls Planning and Zoning Commission
Regular Meeting (via videoconference)
May 27, 2020
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, May 27, 2020 at 5:30 p.m. via videoconference as a precautionary measure to prevent the spread of the COVID-19 virus. The following Commission members were present: Adkins, Hartley, Holst, Larson, Lynch, Prideaux and Saul. Leeper was absent. Karen Howard, Community Services Manager, was also present.

- 1.) Chair Holst noted the Minutes from the May 13, 2020 regular meeting are presented. Ms. Saul made a motion to approve the Minutes as presented. Mr. Hartley seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Hartley, Holst, Larson, Lynch, Prideaux and Saul), and 0 nays.

- 2.) The first item of business was a rezoning request for West Fork Redevelopment from R-1 and A-1 to RP, Planned Residential that was discussed at the last meeting. Chair Holst introduced the item and Ms. Howard provided background information. She explained that the northern 120 acres of the property was rezoned in October 2019 and the owner would like to rezone the entire 177 acres now to RP. She noted that a proposed Master Plan was submitted as well and discussed the details of the master plan. She covered street and trail connectivity, topography and environmental issues, stormwater management, greenspace and parks, and development phasing. Ms. Howard discussed the phasing in more detail explaining the proposed work areas and their locations. She talked about consistency with the Comprehensive Plan, noting that the master plan is consistent and staff feels the proposal is desirable to serve the community.

Ms. Howard spoke about the accessibility to public infrastructure and stated that sanitary sewer will need to be extended. Staff recommends approval of the rezoning request and changes to the master plan.

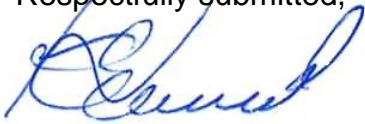
Tim Verheyen, 4818 Briarwood Drive, project engineer from ISG representing the developer, provided brief information regarding utilities on the property and their location.

Ms. Saul made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Hartley, Holst, Larson, Lynch, Prideaux and Saul), and 0 nays.

- 3.) As there were no further comments, Ms. Adkins made a motion to adjourn. Mr. Larson seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Hartley, Holst, Larson, Lynch, Prideaux and Saul), and 0 nays.

The meeting adjourned at 5:52 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "K. Howard", written in a cursive style.

Karen Howard
Community Services Manager

A handwritten signature in blue ink, reading "Joanne Goodrich", written in a cursive style.

Joanne Goodrich
Administrative Clerk