

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
November 14, 2018  
City Hall Council Chambers  
220 Clay Street, Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, November 14, 2018 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Arntson, Giarusso, Holst, Leeper, Oberle, and Wingert. Hartley and Saul were absent. Karen Howard, Planning and Community Services Manager, David Sturch, Planner III, Shane Graham, Planner II, and Iris Lehmann, Planner I, were also present.

- 1.) Chair Oberle noted the Minutes from the October 10 regular meeting are presented. Ms. Giarusso made a motion to approve the Minutes as presented. Mr. Holst seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Arntson, Giarusso, Holst, Leeper, Oberle and Wingert), and 0 nays.

Chair Oberle also noted the Minutes from the October 24 regular meeting are presented. Ms. Giarusso made a motion to approve the Minutes as presented. Mr. Wingert seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Arntson, Giarusso, Holst, Leeper, Oberle and Wingert), and 0 nays.

- 2.) The first item of business was the Park Ridge Estates Preliminary Plat. Chair Oberle introduced the item and Mr. Sturch provided background information. He explained that the item was introduced in September and since then the developer and engineer have been working together with adjacent property owners to create a new design for the plat and stormwater runoff. The property is at the north end of Lakeshore Drive and rezoning of the area is going through the approval process with City Council. He explained that approximately 9 acres of the plat are in the floodplain, and contains significant tree stands, steep slopes and meandering streams. He displayed renderings of the existing conditions and proposed stormwater and explained the plans for the plat. Staff recommends approval of the preliminary plat.

Mr. Wingert noted that he will abstain from the item.

Adam Daters, Clapsaddle-Garber Engineers, the developer of the project spoke to the design of the subdivision, specifically the stormwater management system to handle stormwater conveyance.

Jim Hancock, Lakewood Hills addition, complimented and recognized that the developer and the engineer have done a great job of working with the neighbors and addressing their concerns. He feels that the design will benefit the issues. He noted that the existing storm sewer system in the neighboring subdivision is inadequate, but realizes that is not the developer's responsibility, and hopes that the city will help address the issue.

Tammy Stahl, 1009 Lakeshore Drive, apologized for her harsh words for Mr. Wingert.

Mr. Leeper stated that he appreciates the way that everyone worked together to address the concerns. Mr. Daters agreed and that he felt it was a very positive experience. Mr. Holst agreed as well.

Mr. Holst made a motion to approve. Mr. Leeper seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Arntson, Giarusso, Holst, Leeper and Oberle), 1 abstention (Wingert) and 0 nays.

- 3.) The next item for consideration by the Commission was a Central Business District Overlay Design Review for Lark Brewing. Chair Oberle introduced the item and Ms. Lehmann provided background information. She explained that the property is located at 312 Main Street and is being renovated for a new brewing company, and it includes interior renovations and an overhead door along the back of the building. As the property is located in the Central Business District, the proposed opening is considered a substantial improvement. The proposed overhead door will be used for bringing in brewery equipment and daily delivery and shipping of products. Ms. Lehmann discussed the proposed work and the design review criteria and noted that staff feels that all elements have been met and recommends approval.

Mr. Holst made a motion to approve. Ms. Giarusso seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Arntson, Giarusso, Holst, Leeper, Oberle and Wingert), and 0 nays.

- 4.) The Commission then considered a College Hill Overlay Design Review for Icon Donut. Chair Oberle introduced the item and Ms. Lehmann provided background information. The property is located at 917 W. 23<sup>rd</sup> Street and is proposed to house Icon Donut. Interior renovations, a projecting sign and awnings are proposed as part of the project. Any major improvements to the exterior of buildings in the College Hill Overlay District require Planning and Zoning review. Ms. Lehmann provided renderings of the proposed sign and awning. Staff feels that the proposal meets the requirements of the District and recommend approval.

Mr. Arntson made a motion to approve. Mr. Wingert seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Arntson, Giarusso, Holst, Leeper, Oberle and Wingert), and 0 nays.

- 5.) The next item of business was a Business Research District Site plan for Rabo AgriFinance. Chair Oberle introduced the item and Mr. Graham provided background information. He explained that the proposed site is located along Technology Parkway east of Hudson Road and west of Chancellor Drive. It is an approximately 3 acre site and City Council approved a Development Agreement with the property owner, Six Kids, LLC, to build the building. It is proposed to build a 17,000 sq. ft., one story building for Rabo AgriFinance. He provided a rendering of elements of the site, including entrance, parking area, trash enclosure and detention basin. He also displayed a rendering of the building from front, rear west and east side elevations, and discussed the materials being proposed. Mr. Graham showed the landscaping plan and signage plan. Staff recommends approval of the site plan.

Dan Levi, Levi Architecture, explained that the project is straightforward. The concept is similar to the building next door and made himself available for any questions. Mr. Wingert and Mr. Arntson stated that it looked like a good project for the area.

Mr. Leeper made a motion to approve. Mr. Wingert seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Arntson, Giarusso, Holst, Leeper, Oberle and Wingert), and 0 nays.

- 6.) Ms. Howard noted the changes that will be coming with the new software being used for packets and stated that if there are any questions, the IT department would be happy to help.

- 7.) As there were no further comments, Mr. Holst made a motion to adjourn. Mr. Leeper seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Arntson, Giarusso, Holst, Leeper, Oberle and Wingert), and 0 nays.

The meeting adjourned at 6:00 p.m.

Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Clerk