

**Cedar Falls Planning and Zoning Commission**  
**Regular Meeting**  
**October 12, 2022**  
**Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on October 12, 2022 at 5:30 p.m. at the Community Center. The following Commission members were present: Hartley, Holst, Larson, Lynch, Moser and Saul. Crisman, Grybovych and Leeper were absent. Karen Howard, Community Services Manager, Michelle Pezley, Planner III, and Jaydevsinh Atodaria, Planner I, were also present.

- 1.) Acting Chair Hartley noted the Minutes from the September 28, 2022 regular meeting are presented. Ms. Lynch made a motion to approve the Minutes as presented. Ms. Saul seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Lynch, Moser and Saul), and 0 nays.
  
- 2.) The first item of business was the final plat for Terraces West Glen Second Addition. Acting chair Hartley introduced the item and Ms. Pezley provided background information. She explained that the property is located west of Dry Run Creek, south of 12<sup>th</sup> Street and east of Union Road and discussed the history of the plat. Ms. Pezley discussed the details provided in the final plat and stated that staff finds that the final plat is consistent with the preliminary plat and recommends approval subject to comments or direction from the Planning and Zoning Commission.

Mr. Holst made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Lynch, Moser and Saul), and 0 nays.

- 3.) The next item for consideration by the Commission was a College Hill Neighborhood Overlay District design review for façade changes at 817 W. 23<sup>rd</sup> Street. Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that a façade update is proposed for a new business, Astro E-sports Lounge. Part of the proposal includes a mural/painted artwork with a space theme that will be chosen through competition. The proposed mural will be 7' x 10' and will be continued on to the side wall. Staff recommends approval with any comments or direction from the Planning and Zoning Commission.

Mr. Holst asked for clarification on which street the mural faced. Mr. Larson asked about the ordinance regarding the square feet allowed for such murals. Mr. Atodaria explained that the code doesn't directly specify murals, but that the area of the mural is considered like a wall sign, which allows the mural to be placed on 1/3<sup>rd</sup> area of the surface to which it is affixed.

Mr. Hartley asked if the item will come back through the Commission once the mural has been chosen. Mr. Atodaria explained that the request here is to just get approval on the area allowed for the mural. However, the mural on the main wall has been almost finalized which will be about 70 square feet in area but the mural on the side wall, the graphic hasn't been finalized. The content of the mural may vary slightly as the owner is yet to select the artist's impression.

Ms. Lynch made a motion to approve the item. Ms. Moser seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Lynch, Moser and Saul), and 0 nays.

- 4.) The next item for consideration by the Commission was a College Hill Neighborhood Overlay District design review for new garage at 924 W. 19<sup>th</sup> Street. Acting chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that a request has been submitted for a new garage on the corner of 19<sup>th</sup> and College Streets. Currently there is no garage. He spoke to the building design, architectural compatibility and neighborhood character, stating that it would meet all requirements. Staff recommends approval of the projects with any comments from the Commission.

Dave Schachterle, 924 West 19<sup>th</sup> Street, stated that he is trying to match the garage to the house and neighborhood as much as possible. He noted that he is looking forward to new code updates for the College Hill area that would hopefully make this extra review process unnecessary.

Ms. Saul made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Lynch, Moser and Saul), and 0 nays.

- 5.) Ms. Howard thanked Ms. Saul for her service on the Commission, as this will be her last meeting. Mr. Larson asked when the changes/updates to the College Hill area code might be coming. Ms. Howard stated that it is up to the City Council and may be discussed at Council goal setting in November.

As there were no further comments, Ms. Moser made a motion to adjourn. Mr. Larson seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Lynch, Moser and Saul), and 0 nays.

The meeting adjourned at 5:54 p.m.

Respectfully submitted,

  
Karen Howard  
Community Services Manager

  
Joanne Goodrich  
Administrative Assistant