

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
September 22, 2021  
In person and via videoconference  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on September 22, 2021 at 5:30 p.m. at City Hall and via videoconference due to precautions necessary to prevent the spread of the COVID-19 virus. The following Commission members were present: Hartley, Holst, Larson, Lynch, Prideaux, Saul and Schrad. Leeper was absent. Karen Howard, Community Services Manager, and Jaydevsinh Atodaria, Planner I, were also present.

- 1.) Acting Chair Larson noted the Minutes from the September 8, 2021 regular meeting are presented. Ms. Lynch made a motion to approve the Minutes as presented. Ms. Prideaux seconded the motion. The motion was approved unanimously with 7 ayes (Hartley, Holst, Larson, Lynch, Prideaux, Saul and Schrad), and 0 nays.
- 2.) The first item of business was a rezoning request for 5424 University Avenue. Acting Chair Larson introduced the item and Mr. Atodaria provided background information. He explained that it is proposed to rezone the property from R-1, Residential and C-2, Commercial to C-2, Commercial. The case has been brought before the Commission previously so Mr. Atodaria just reiterated the basic details of the item. It is also proposed to include building and paving additions. He discussed the technical comments provided by staff and stated that all issues have been resolved. Staff recommends that the property owner submits a detailed landscaping plan at the site plan approval stage. Staff also recommends approval of the item.

Chris Cummings, TurnKey Associates, (3015 Greyhound Drive, Waterloo) noted that the stormwater concerns have been addressed, as well as concerns regarding trees and plantings.

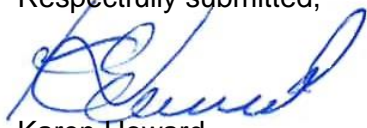
Ms. Prideaux made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved unanimously with 7 ayes (Hartley, Holst, Larson, Lynch, Prideaux, Saul and Schrad), and 0 nays.

- 3.) Ms. Howard thanked Ms. Prideaux for her service on the Commission as this will be her last meeting. She also noted that a brochure has been sent out regarding updating the Bike Plan, stating that an online questionnaire was available for anyone wanting to participate in the process.

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

The meeting adjourned at 5:40 p.m.

Respectfully submitted,

  
Karen Howard  
Community Services Manager

  
Joanne Goodrich  
Administrative Assistant