

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
May 9, 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, May 9, 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, Giarusso, Hartley, Holst, Leeper, Oberle, Saul and Wingert. Arntson was absent. Karen Howard, Community Services Manager, David Sturch, Planner III, and Iris Lehmann, Planner I, were also present.

- 1.) Chair Oberle noted the Minutes from the April 25, 2018 regular meeting are presented. Mr. Holst made a motion to approve the Minutes as presented. Mr. Wingert seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Giarusso, Hartley, Holst, Leeper, Oberle, Saul and Wingert) and 0 nays.
  
- 2.) The first item of business was a Minor Plat for Lot 4 River Place 3<sup>rd</sup> Addition. Chair Oberle introduced the item and Ms. Lehmann provided background information. She explained that the Eagle View Partners are proposing to subdivide the northern most lot of the River Place Development located at the northeast end of East 2<sup>nd</sup> Street. She displayed plat diagrams portraying the proposed plat and explained that it is proposed to separate the MU2 site from the public parking use. Staff finds that the proposed minor plat meets the City's subdivision standards and is consistent with the development agreement for River Place development and therefore recommends approval subject to the following stipulations:
  - Documents are submitted to vacate the existing public access easement No. 11
  - New public access easements are drafted and recorded

Mr. Holst made a motion to approve. Ms. Saul seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Giarusso, Hartley, Holst, Leeper, Oberle, Saul and Wingert) and 0 nays.

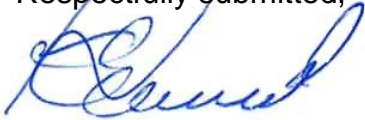
- 3.) The next item for consideration by the Commission was the Arbors Subdivision Plat amendment. Chair Oberle introduced the item and Mr. Sturch provided background and update information. He explained that staff has been working with Midwest Development/Skogman Homes on the Arbors Addition off Viking Road west of the Meadows Addition. The parcel was rezoned in the spring of 2014 from A-1, Agricultural to RP, Planned Residential, creating 204 residential lots for single-family designed development. He explained the proposed changes to the street connections into the adjacent properties to the north and west. Staff recommends approval with any comments or direction from the Planning and Zoning Commission.

Mr. Wingert made a motion to approve. Mr. Hartley seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Giarusso, Hartley, Holst, Leeper, Oberle, Saul and Wingert) and 0 nays.

- 4.) As there were no further comments, Mr. Holst made a motion to adjourn. Ms. Saul seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Giarusso, Hartley, Holst, Leeper, Oberle, Saul and Wingert) and 0 nays.

The meeting adjourned at 5:37 p.m.

Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Clerk