

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
August 22, 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, August 22, 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, Hartley, Holst, Leeper, Oberle, and Saul. Wingert was absent. Karen Howard, Community Services Manager and David Sturch, Planner III were also present.

- 1.) Chair Oberle noted the Minutes from the July 25, 2018 regular meeting are presented. Mr. Holst made a motion to approve the Minutes as presented. Ms. Adkins seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Arntson, Giarusso, Hartley, Holst, Leeper, Oberle, and Saul), and 0 nays.
- 2.) The first item of business was public hearing regarding a request to rezone property at the north end of Lakeshore Drive from A-1, Agricultural to R-1, Residential. Chair Oberle introduced the item stating that the Notice of Public Hearing was published in the Courier on August 15, 2018. Mr. Leeper made a motion to file and receive the notice and Hartley seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Arntson, Giarusso, Hartley, Holst, Leeper, Oberle, and Saul), and 0 nays. Chair Oberle declared the public hearing open and Mr. Sturch provided background information. He explained that the item is an introduction to a rezoning request for a 20 acre parcel at the north end of Lakeshore Drive from A-1, Agricultural to R-1, Residential. He discussed the elements that are considered for this kind of request. The proposed rezoning should be consistent with the future land use map and public utilities should be available to the site. Staff has worked closely with the engineer to ensure all utilities are available for extension to the property. Other considerations include the 9 acres of floodplain which include significant tree stands, a stream corridor, and steep slopes. As no lots can be placed in the floodplain, the homes will not be allowed in those areas. Additional review for storm water detention, wetlands, etc. is needed. This item is being brought to the Commission for discussion only at this time. He also stated that notices were sent to neighbors in the surrounding area.

Tamie Stahl, 1009 Lakeshore Drive, stated concerns regarding potential stormwater issues. All rainwater runs toward Lakeshore Drive. She also noted issues with the deterioration to the dam and street and poor erosion control. She feels the City should take the concerns seriously.

Michelle Buchan, 1226 Lakeview Drive, stated concerns that flooding will be worse due to runoff, as well as issues with erosion of the creek.

Mr. Holst asked about the storm sewer and where it will outlet. Mr. Sturch stated that stormwater will be detained on site in a basin which would be set up to collect run-off north of the dam and outlet into the ravine on the north and east side of the property. More detailed information will be available on the stormwater management when the preliminary plat is reviewed.

Adam Daters, project engineer (Clapsaddle Garber), stated that stormwater management is taken into account and some calculations for management have been presented to staff. A

portion of the site does drain to the south and within the existing watershed. The intent is to capture as much of that as they can and divert it to multiple detention areas, discharging it downstream of the existing structure.

James Hancock, 821 Lakeshore Drive, stated that the neighbors have been working to alleviate the problem with all the sediment that has come into the lake. They have gotten excavation and dredging bids to clean the area that range from \$350,000 to \$788,000. They are pursuing potential grant money to help with the cost or to find out if a wetland area would be available to help with sediment control before water reaches the lake. They have also worked with a consulting agency, as well as added aeration to help with the weeds and algae.

Mr. Leeper asked if staff has done an extensive review of the storm sewer. Mr. Sturch explained that they have been focusing on the sanitary sewer, but can look further into the storm sewer as well and those details will be discussed with review of the preliminary plat. Mr. Holst stated that he used to live in that neighborhood and he feels it is appropriate to rezone it R-1 as it would allow the property to develop with lower density residential uses. He would just like to ensure that whatever is done doesn't impact the existing issues.

Ms. Stahl came forward to reiterate that the area is all uphill and no drains can capture the water when it comes at a rapid pace and it is all flowing into the dam.

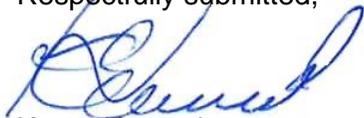
Chair Oberle reiterated that the issue at hand is the rezoning portion of the project. Once the rezoning is decided, the details of developing the property will be discussed down the road. She noted that the comments are appreciated and they will be more appropriately addressed when the subdivision plat is brought to the Commission.

The public hearing will be continued at the next Planning and Zoning meeting on September 12.

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

The meeting adjourned at 5:50 p.m.

Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Clerk