

**Cedar Falls Planning and Zoning Commission
Regular Meeting
April 25, 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, April 25, 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, Holst, Leeper, Oberle, and Saul. Arntson, Hartley and Wingert were absent. Karen Howard, Community Services Manager, Shane Graham, Planner II, and Iris Lehmann, Planner I, were also present.

- 1.) Chair Oberle noted the Minutes from the April 11, 2018 regular meeting are presented. Ms. Howard noted that the adjournment time on the minutes was incorrect and should be changed to 7:00. Mr. Leeper made a motion to approve the amended Minutes as presented. Mr. Holst seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Holst, Leeper, Oberle and Saul), and 0 nays.
- 2.) The first item of business was a College Hill Neighborhood Site Plan Review for 1926 Tremont Street. Chair Oberle introduced the item and Ms. Lehmann provided background information. She explained that the owner is proposing to build a new garage on the property, which will require the removal of the existing attached garage. As this is considered a substantial change in the College Hill Neighborhood District it requires Commission approval. Ms. Lehmann showed a sketch of the proposed garage and a rendering of the placement of the current garage placement, as well as the proposed garage. She outlined the code requirements and how the proposal meets the standards. Staff recommends approval of the project.

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

- 3.) The next item for consideration by the Commission was the River Place 4th Addition Preliminary and Final Plats. Chair Oberle introduce the item and Ms. Lehmann provided background information. She explained that Eagle View Partners is proposing to create a new lot in the River Place Development to be purchased by Community Main Street for their new office location. The plat is at the northeast end of East 4th Street at the entrance of the Water Reclamation Plant. She provided a general rendering and a sketch of the proposed plat and explained that zoning requirements are met and there will be an access easement over all of Lot 2. Staff recommends approval. Mr. Holst noted that he will need to abstain from the vote.

Ms. Saul made a motion to approve. Ms. Adkins seconded the motion. The motion was approved unanimously with 5 ayes (Adkins, Arntson, Giarusso, Hartley, Leeper, Saul and Wingert), 1 abstention (Holst) and 0 nays.

- 4.) The Commission then considered the South Cedar Falls Urban Renewal Plan. Chair Oberle introduce the item and Mr. Graham provided background information. He showed a rendering of the existing boundaries and noted that they are looking to establish a new urban renewal area that has not been developed. He discussed the state code requirements and conformance with the Comprehensive Plan. He showed the future land use map and explained the different designations for each area. He indicated that specific goals outlined in the Comprehensive Plan include expanding and enhancing the commercial and industrial

base, supporting new businesses through innovative economic development programs, repairing aging infrastructure, and expanding technology infrastructure to attract business and industry, to name a few. He indicated that within the Comprehensive Plan is also found a Future Land Use Map, which includes both current and proposed uses within the city. More specifically for the area of the city where the proposed South Cedar Falls Urban Renewal Plan is being proposed, the Future Land Use Map designates this area for Commercial, Industrial, and Office/Business Park uses.

Mr. Graham also discussed the objectives for the new Urban Renewal Plan, which includes:

- a) stimulate private investment in new commercial and industrial development
- b) plan and provide for sufficient land for commercial or industrial development
- c) provide for installation of public infrastructure
- d) use of various governmental incentives to provide a marketable and attractive investment climate
- e) achieve a well-balanced economy
- f) develop a sound economic base

Staff finds that, based on the goals and designated future land uses listed in the Comprehensive Plan, the proposed objectives and activities of the proposed South Cedar Falls Urban Renewal Plan are in conformance with the general plan for the development of the municipality as a whole. Staff recommends that the Commission find that the proposed South Cedar Falls Urban Renewal Plan is in conformity with the general plan for the development of the municipality as a whole.

Mr. Leeper made a motion recommending that the proposed South Cedar Falls Urban Renewal Plan is in conformance with the general plan for the development of the municipality as a whole. Ms. Giarusso seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Holst, Leeper, Oberle and Saul), and 0 nays.

- 5.) As there were no further comments, Mr. Holst made a motion to adjourn. Mr. Leeper seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Holst, Leeper, Oberle and Saul), and 0 nays.

The meeting adjourned at 5:45 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk