



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, APRIL 28, 2021  
5:30 PM AT CITY HALL AND VIA VIDEO CONFERENCE**

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The meeting will also be accessible via video conference and the public may access/participate in the meeting in the following ways:

- a) By dialing the phone number +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 and when prompted, enter the meeting ID (access code) 886 2008 9534.
- b) iPhone one-tap: +13126266799,,88620089534# or +19292056099,,88620089534#
- c) Join via smartphone or computer using this link: <https://us02web.zoom.us/j/88620089534>.
- d) View the live stream on Channel 15 YouTube using this link: <https://www.youtube.com/channel/UCCzeig5nIS-dIEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

**Call to Order and Roll Call**

**Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes of April 14, 2021 and Special Meeting minutes from March 17, 2021

**Public Comments**

**Old Business**

2. **Central Business District Overlay Site Plan Review (Case #SP20-012)**  
**Proposal:** New Mixed Use Building  
**Location:** 7th & Main  
**Applicant:** Hi Yield, LLC (Brent Dahlstrom), Rose Schroder, AICP Bolton & Meck, Inc, and Slingshot Architecture  
**Previous Discussion:** February 24, 2021  
**Recommendation:** *Per applicant request, defer to a future meeting to allow time for applicant to address the parking*  
**P&Z Action:** *Consider deferral to a future meeting*
3. **Minor Subdivision Plat – Lot 2 of Blain’s Corner 2nd Addition (Case #MP21-001)**  
**Proposal:** Minor plat of Lot 2 of Blain’s Corner 2nd Addition  
**Location:** 219 Brandilynn Boulevard  
**Owner/Applicant:** Davenport Farm and Fleet Inc./Andrea Rand, ISG Inc.  
**Previous Discussion:** April 14, 2021  
**Recommendation:** *Recommend approval*  
**P&Z Action:** *Make a recommendation to City Council*
4. **Hwy-1 Site Plan – Aldi’s (Case #SP21-005)**  
**Proposal:** Hwy-1 Site Plan for Aldi’s grocery store  
**Location:** 219 Brandilynn Boulevard (next to Blain’s Farm and Fleet)  
**Owner/Applicant:** Davenport Farm and Fleet Inc./Andrea Rand, ISG Inc.  
**Previous Discussion:** April 14, 2021  
**Recommendation:** *Recommend approval*  
**P&Z Action:** *Make a recommendation to City Council*

5. **Zoning Code Text Amendments – Downtown Character District Regulations**  
**Proposal:** New zoning regulations for the Downtown Character District  
**Recommendation:** *public hearing and discuss any additional proposed amendments to the public review draft of the Downtown Character District regulations*  
**P&Z Action:** *Discuss, provide direction, and either continue to the next meeting if more time is needed for public discussion or close the public hearing with the anticipation that a recommendation to Council will be made at the May 12th meeting.*
  
6. **Rezoning of property in the proposed Downtown Character District (Case #RZ21-004)**  
**Proposal:** Rezone all property within the proposed Downtown Character District to CD-DT (Downtown Character District).  
**Recommendation:** *Hold public hearing and continue to the May 12th meeting.*  
**P&Z Action:** *Discuss, provide direction, and continue the public hearing to the next meeting.*

#### **New Business**

7. **HWY-1 Site Plan – Scooter’s Coffee (Case #SP20-012)**  
**Proposal:** New Drive-thru and Sit-down Coffee Establishment  
**Location:** 315 Viking Plaza Drive  
**Applicant:** B3 Brew, LLC (developer); Robinson Engineering (engineer)  
**Previous Discussion:** None  
**Recommendation:** *Recommend approval*  
**P&Z Action:** *Make a recommendation to City Council*
  
8. **Central Business District Overlay Design Review – Taylor Vet Clinic (Case #DR20-004)**  
**Proposal:** Interior remodel and updating exterior façade, roof and signage.  
**Location:** 315 State Street  
**Applicant:** CJS Ventures LLC (owner); Emergent Architecture (architect)  
**Previous Discussion:** None  
**Recommendation:** *Recommend approval*  
**P&Z Action:** *Make a recommendation to City Council*

#### **Commission Updates**

#### **Adjournment**

#### Reminders:

- \* May 12 and May 26 - Planning & Zoning Commission Meetings
- \* May 3 and May 17 - City Council Meetings