



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**WEDNESDAY, MARCH 10, 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>

To request to speak when allowed on the agenda, participants must click "Raise Hand" if connected by smartphone or computer, or press \*9 if connected by telephone. All participants will be muted by the presiding officer when not actually speaking.

#### **Call to Order and Roll Call**

#### **Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes of February 24, 2021.
2. Planning and Zoning Commission Work Session Minutes of February 24, 2021.

#### **Public Comments**

#### **Old Business**

3. **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:** *Defer to a future meeting to allow time to address the parking*  
**P&Z Action:** *Defer to a future meeting*
4. **Land Use Map Amendment & Rezoning from M-1 to HWY-1 (Case #RZ21-002)**  
**Location:** 7009 Nordic Drive  
**Applicant:** Lydia Brown; Skogman Realty  
**Previous Discussion:** February 24, 2021  
**Recommendation:** *Approval, subject to a conditional zoning agreement.*  
**P&Z Action:** *Hold public hearing, discuss and make a recommendation to the City Council*

#### **New Business**

5. **Imagine College Hill - Vision Plan**  
**Presented for Public Review:** February 10, 2021  
**Recommendation:** *Discuss and set a public hearing date*  
**P&Z Action:** *Discuss and set a public hearing for February 24, 2021*

## **Adjourn to Work Session**

### Reminders:

- \* March 17 (work session) and March 24 (regular meeting) - Planning & Zoning Commission Meetings
- \* March 15 and April 5 - City Council Meetings