



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, FEBRUARY 24, 2021  
5:30 PM AT CITY HALL**

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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 +13126266799 or +19292056099 or +12532158782 or +13017158592 or +13462487799 or +16699006833 and when prompted, enter the meeting ID (access code) 962 7287 1738.
- b) iPhone one-tap: +13126266799,,96272871738# or +19292056099,,96272871738#
- c) Join via smartphone or computer using this link: <https://zoom.us/j/96272871738>.
- 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).

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 10, 2021.

#### **Public Comments**

#### **Old Business**

2. **College Hill Neighborhood Overlay Review (Driveway Only; Case #DR20-008)**  
**Location:** 704-706 W 28th Street  
**Applicant:** Wes Geisler  
**Previous discussion:** January 27, 2021, Tabled on February 10, 2021  
**Recommendation:** *Recommend Approval with conditions*  
**P&Z Action:** *P&Z has the option to remove item from the table and make a recommendation*

#### **New 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:** None  
**Recommendation:** *Introduction and Discussion*  
**P&Z Action:** *Review and Continue Discussion at March 10, 2021 P&Z meeting*
4. **Central Business District Overlay Design Review (Case #DR21-001)**  
**Proposal:** Remodel of Existing Building  
**Location:** 4th & Main  
**Applicant:** Stone and Terrace LLC, Cory Kent

**Previous Discussion:** None

**Recommendation:** *Introduction and Discussion*

**P&Z Action:** *Review and Continue Discussion at March 10, 2021 P&Z meeting*

**5. 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:** None

**Recommendation:** *Review and Set Date for Public Hearing for March 10, 2021 P&Z meeting*

**P&Z Action:** *Review and hold public hearing at March 10, 2021 P&Z meeting*

**Adjourn to Work Session**

Reminders:

\* March 3 (work session) and March 10 (regular meeting) - Planning & Zoning Commission Meetings

\* March 1 and March 15 - City Council Meetings