



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**WEDNESDAY, FEBRUARY 23, 2022**  
**5:30 PM AT CEDAR FALLS COMMUNITY CENTER, 528 MAIN STREET**

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The City is providing in-person and electronic options for this meeting and encourages in-person attendees to follow the latest CDC guidelines to reduce the risk of COVID-19 transmission.

The meeting will 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).

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 9, 2022

### **Public Comments**

### **Old Business**

### **New Business**

2. **Site Plan Review (Case #SP22-001)**  
**Location:** 3717 Midway Drive  
**Applicant:** Gordie Sorensen, Sorensen Real Estate Partners, Inc. (purchase agreement); Engineer VJ Engineering  
**Previous discussion:** None  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and make a recommendation to City Council*
3. **Zoning Text Amendment – Daycare Uses in the M-1 Light Industrial District (TA22-002)**  
**Proposal:** Amend the Zoning Code to allow daycare centers in the M-1 District  
**Previous discussion:** None  
**Recommendation:** *Introduction and Discussion*  
**P&Z Action:** *Set public hearing for March 9, 2022*

### **Commission Updates**

### **Adjournment**

Reminders:

- \* March 9 and 23 - Planning & Zoning Commission Meetings
- \* March 7 and 21 - City Council Meetings