



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, AUGUST 11, 2021
5:30 PM AT CITY HALL AND VIA VIDEO CONFERENCE

The City is providing in-person and electronic options for this meeting in accordance with the Governor's Proclamation of Disaster Emergency regarding meetings and hearings. The City encourages in-person attendees to follow the latest CDC guidelines to reduce the risk of COVID-19 transmission.

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).

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 July 28, 2021

Public Comments

Old Business

2. **Land Use Map Amendment (LU21-001) from Medium Density Residential to Community Commercial; and Rezoning (RZ20-009) from A-1: Agricultural District, C-2: Commercial District, and S-1: Shopping Center District to PC-2: Planned Commercial District**
Location: South side of W. 1st Street
Applicant: ME Associates, LLC, Owner; VJ Engineering, Engineer
Previous discussion: June 23, 2021, July 28, 2021
Recommendation: *Deferral to 8/25 P&Z meeting at the request of the applicant*
P&Z Action: *None*

New Business

3. **Minor Plat for property at 2520 & 2522 Hiawatha Road (Case # MP21-003)**
Location: 2520 & 2522 Hiawatha Road
Applicant: James and Pam Smith
Previous discussion: none
Recommendation: *Approve*
P&Z Action: *Discuss and consider making a recommendation to City Council*

4. Rezoning from R-4 Multiple Residence District to C-2 Commercial District (RZ21-006)

Location: 0.33 acres of property located at 515 W. 2nd Street and 523 W. 2nd Street

Owner: C and H Holdings, LLC; Applicant: Parco Ltd and Jim Benda

Previous discussion: None

Recommendation: *Introduction and discussion*

P&Z Action: *Discussion and set a public hearing date*

Commission Updates

Adjournment

Reminders:

* August 25th and September 8, 2021 - Planning & Zoning Commission Meetings

* August 16th and September 7, 2021 - City Council Meetings