

**Cedar Falls Planning and Zoning Commission
Regular Meeting
July 13, 2022
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on July 13, 2022 at 5:30 p.m. at the Community Center. The following Commission members were present: Crisman, Hartley, Holst, Larson, Leeper, Lynch and Moser. Grybovych and Saul were absent. Karen Howard, Community Services Manager, Thomas Weintraut, Planner III and Jaydevsinh Atodaria, Planner I, were also present.

- 1.) Chair Leeper noted the Minutes from the June 22, 2022 regular meeting are presented. Ms. Lynch made a motion to approve the Minutes as presented. Ms. Crisman seconded the motion. The motion was approved unanimously with 7 ayes (Crisman, Hartley, Holst, Larson, Leeper, Lynch and Moser), and 0 nays.

- 2.) The first item of business was a HWY-1 District site plan for Veridian Credit Union. Chair Leeper introduced the item and Mr. Atodaria provided background information. He explained that the site is located at 1000 Brandilynn Boulevard and it is proposed to build a 3,666 square foot Veridian Credit Union building with a drive thru area on 1.21 acres of land. Public sidewalk along Brandilynn Blvd. would be extended east to the shared private drive of the subdivision by the developer to provide pedestrian connectivity and access to the building. Mr. Atodaria discussed site lighting, landscaping, monument sign and dumpster enclosure and design review of the proposed site plan. He noted the applicant submitted a request for changes in the landscaping plan the day before the meeting and staff has not had a chance to review them for compliance. He spoke about stormwater management and how runoff will be collected. Staff recommends approval subject to any comments or direction by the Commission and conformance to all city staff recommendations and technical requirements, including review of the revised landscaping plan for compliance with City Code. Mr. Holst commented that if large changes have been made to the landscaping plan he would like to see staff bring it back to the Commission.

Mr. Larson made a motion to approve the plan subject to satisfying details for landscaping plan. Ms. Lynch seconded the motion. The motion was approved unanimously with 7 ayes (Crisman, Hartley, Holst, Larson, Leeper, Lynch and Moser), and 0 nays.

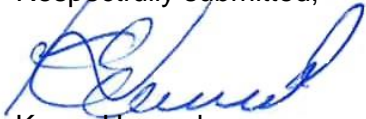
- 3.) The next item for consideration by the Commission was the preliminary and final plats for Western Home Communities 10th Addition. Chair Leeper introduced the item and Mr. Weintraut provided background information. He explained that the commission has seen part of this site recently during a master plan update earlier this year. The property is located between Prairie Parkway and Bluebell Road. The plan is to have nine duplexes on the lot to the south and ten on the north of Wild Rye Way, part of which will have private access easement for a portion of Lot 1 on the east side. He discussed public improvements and stormwater plans, as well as setbacks and easements. Mr. Weintraut went over technical comments, explaining that stormwater drainage easements will be needed to delineate the areas on the property reserved for stormwater drainage. The existing water services that are stubbed into existing lots must be abandoned at the water main if not reused. The developer is responsible for the construction of an additional water main and fire hydrant, as well as the services, for the proposed villa sites on the original Lot 29 and 31. Private sanitary sewer lines will be required to serve each duplex. There are minor corrections that are needed for clarity and legibility of the plat. The item will be for discussion only at this time. Mr. Holst and Ms.

Lynch recused themselves from the item due to conflicts of interest. The item was moved on to the next meeting.

- 4.) As there were no further comments, Ms. Lynch made a motion to adjourn. Ms. Crisman seconded the motion. The motion was approved unanimously with 7 ayes (Crisman, Hartley, Holst, Larson, Leeper, Lynch and Moser), and 0 nays.

The meeting adjourned at 5:45 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant