

**Cedar Falls Planning and Zoning Commission
Regular Meeting
October 13, 2021
In person and via videoconference
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on October 13, 2021 at 5:30 p.m. at City Hall and via videoconference due to precautions necessary to prevent the spread of the COVID-19 virus. The following Commission members were present: Hartley, Holst, Larson, Lynch and Saul. Leeper and Schrad were absent. Karen Howard, Community Services Manager, and Chris Sevy, Planner I, were also present.

- 1.) Acting Chair Larson noted the Minutes from the September 22, 2021 regular meeting are presented. Mr. Holst made a motion to approve the Minutes as presented. Ms. Lynch seconded the motion. The motion was approved unanimously with 5 ayes (Hartley, Holst, Larson, Lynch and Saul), and 0 nays.

- 2.) The first item of business was a site plan review for a Greenhill Village Car Wash. Acting Chair Larson introduced the item and Mr. Sevy provided background information. He explained that the applicant is proposing a new car wash at 1125 Fountains Way on the south side of Greenhill Road, noting that building setbacks and parking requirements are met. He provided renderings of the building design and discussed features of the proposed building. He explained that signage has not been decided but will come back before the Commission for approval. Mr. Sevy showed a landscape plan, noting that minimum requirements are met. Staff is bringing the item forward for discussion and recommends approval. If the Commission has no questions at this time, they may choose to vote on the matter at this meeting.

Mr. Holst made a motion to approve the item. Ms. Saul seconded the motion. The motion was approved unanimously with 5 ayes (Hartley, Holst, Larson, Lynch and Saul), and 0 nays.

- 3.) The next item for consideration by the Commission was a preliminary plat for West Fork Crossing. Acting Chair Larson introduced the item and Ms. Howard provided background information. The applicant is currently proposing 64 residential building lots and 29 outlots for future development on approximately 120 acres. Outlots A-E are to be deeded to property owners to the north and maintained as conservation areas. Additional preliminary plats will be required prior to final platting of the outlots designated for future development. Ms. Howard discussed the phasing plan that includes 6 phases. She also noted the conditions with the process, including construction access, street connections to provide for adequate traffic circulation and the importance of extending two streets south to provide connections to W. 27th Street. At least one will be required prior to development of the 4th phase of the development. She noted that a temporary construction access road to W. 27th is recommended with development of the 3rd phase. For the 1st two phases construction traffic should be routed from Union Road and not through the existing neighborhoods to the north and east. She spoke about stormwater management and noted that the engineering division has reviewed the report and agree with the preliminary findings. Ms. Howard also discussed streets, sanitary sewer, trails and parks. Staff recommends gathering comments from the Commission and continuing discussion to the October 27 meeting.

Mike Goyen, 1712 Union Road, had questions regarding the storm detention area that will be adjacent to his property. He asked about wetland credits and how they work. He also wanted

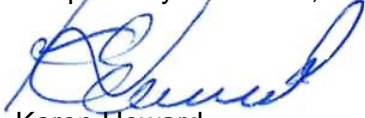
to know what he can do to ensure he can hook up to City sewer and water if he decides to sell his house. He also commented on the plan for Laramie Street to dead end into his property and asked about assurances that he could have access from that into his property. He noted concerns with traffic issues as well as parking. Ms. Howard stated that questions and comments can be passed on to the applicant and bring the responses back at the next meeting.

Mr. Holst asked if staff is generally pleased with the overall concept and layout. Ms. Howard stated that it is very similar to what was reviewed previously, so generally staff is supportive with the conditions outlined in the staff report. There was brief discussion by the Commission and the item was continued to the next meeting.

- 4.) As there were no further comments, Mr. Holst made a motion to adjourn. Ms. Saul seconded the motion. The motion was approved unanimously with 5 ayes (Hartley, Holst, Larson, Lynch and Saul), and 0 nays.

The meeting adjourned at 6:00 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant