

**Cedar Falls Planning and Zoning Commission
Regular Meeting
April 12, 2023
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on April 12, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Crisman, Grybovych, Hartley, Leeper, Lynch and Moser. Larson was absent as he needed to abstain from the item. Karen Howard, Community Services Manager and Thomas Weintraut, Planner III were also present.

- 1.) Chair Lynch noted the Minutes from the March 22, 2023 regular meeting are presented. Ms. Crisman made a motion to approve the Minutes as presented. Ms. Grybovych seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Grybovych, Hartley, Leeper, Lynch and Moser), and 0 nays.

- 2.) The first item of business was a right-of-way vacation for a portion of Hudson Road. Chair Lynch introduced the item and Mr. Weintraut provided background information. He explained that there is a request by the owner, Mr. Nicol, to vacate a portion of right-of-way on Hudson Road. In 2022 the City purchased a portion of Nicol's property for a new street. Mr. Nicol is in the process of rezoning the property to R-1 and has provided a concept layout for a subdivision. If the vacation of the right-of-way is approved, the area will become part of Lot 7, which would make it less difficult to place a house on the lot. As part of the vacation, the City would like to work with Mr. Nicol and obtain a portion of the proposed Lot 7 to help widen the right-of-way, making it easier to install infrastructure and construct an extension of Ashworth Lane. There could be considered of a trade when the subdivision takes place. There is a sidewalk on the west side of Hudson Road that provides pedestrian and bicycle movement. If vacated, the sidewalk will still be on public right-of-way and located at least five feet from the property. The vacation of public right-of-way will not affect access to private property as the new street construction has provided access. Staff recommends approval of the request to vacate the right-of-way with the condition that an appropriately sized easement is established along Hudson Road in the area subject to the vacation.

Ms. Crisman made a motion to approve the item. Ms. Grybovych seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Grybovych, Hartley, Leeper, Lynch and Moser), and 0 nays.

- 3.) As there were no further comments, Mr. Leeper made a motion to adjourn. Ms. Moser seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Grybovych, Hartley, Leeper, Lynch and Moser), and 0 nays.

The meeting adjourned at 5:31 p.m.

Respectfully submitted,


Karen Howard
Community Services Manager


Joanne Goodrich
Administrative Assistant