

**Cedar Falls Planning and Zoning Commission
Regular Meeting
December 8, 2021
In person and via videoconference
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on December 8, 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: Crisman, Grybovych, Hartley, Larson, Leeper, Lynch and Moser. Holst and Saul were absent. Karen Howard, Community Services Manager, Michelle Pezley, Planner III, and Jaydevsinh Atodaria, Planner I.

- 1.) Chair Leeper noted the Minutes from the November 10, 2021 regular meeting are presented. Ms. Lynch made a motion to approve the Minutes as presented. Mr. Hartley seconded the motion. The motion was approved unanimously with 7 ayes (Crisman, Grybovych, Hartley, Larson, Leeper, Lynch and Moser), and 0 nays.

- 2.) The first item of business was a College Hill design review for a Kwik Trip remodel at 2019 College Street. Chair Leeper introduced the item and Mr. Atodaria provided background information. He explained that it is proposed to update the exterior appearance, replace fascia, gutters and soffit on the store, upgrade the lighting, updating the canopy and changing the fuel dispenser color. Staff finds that that the upgrades will enhance the look of the site and enhance the character of the neighborhood, but have some concerns with the gas canopy lighting. Staff recommends finding non-illuminating alternatives that is downcast on the site and not illuminate toward neighborhood properties. Staff recommends approval of the project with the stipulation that the LED light strip is removed from the design of the canopy. Mr. Atodaria noted that a letter was received from the College Hill Partnership that has been passed on to the Commission. The applicant was available via Zoom to answer any questions.

Mr. Larson moved to approve the item as submitted without a change to the lighting on the canopy. Mr. Hartley seconded the motion. Mr. Larson stated that he believed that the picture that was referenced with the red light was from the Kwik Star near Greenhill Road. He feels that the neighborhoods are similar and the lighting at that location does not appear to be an issue. Ms. Howard explained that the building locations are much closer together along College Street than on Greenhill Road, with the apartments directly across the street from the gas station. She explained that leaving this design element would create a nuisance to apartment dwellers across the street and since the lighting is more of an aesthetic element on the canopy rather than light that is necessary for the functioning of the site, staff recommends eliminating it from the canopy.

The motion was denied with 2 ayes (Hartley and Larson), and 5 nays (Crisman, Grybovych, Leeper, Lynch and Moser).

Ms. Lynch moved to approve the item as submitted with no LED lights on the exterior of the canopy, as recommended by staff. Ms. Crisman seconded the motion. The motion was approved unanimously with 7 ayes (Crisman, Grybovych, Hartley, Larson, Leeper, Lynch and Moser), and 0 nays.

- 3.) The next item for consideration by the Commission was a preliminary plat for the Cedar Falls West Viking Road Industrial Park, Phase V and VI. Chair Leeper introduced the item, and Ms. Howard provided initial remarks. She introduced people in the audience that have been

integral in preparing the plat. Eric Cannon of Snyder and Associates has been working with the Engineering office to do technical work. Matt Tolan of the City Engineering Division and Shane Graham of the Economic Development Division have been working on the project. She noted that they are available for any questions.

Ms. Pezley provided background information, explaining that the applicant proposes a preliminary plat with 29 buildable lots and four outlots that will contain the regional stormwater management areas on approximately 200 acres of land. The site is located south of West Viking Road and east of South Union Road and has previously been leased as farmland. She discussed the phasing plan, divided into two phases. She displayed the phasing plan showing which areas will be part of each phase. She discussed the temporary road that will be used for construction of one of the development lots that is likely to commence construction before the roads are completed. This temporary road will be removed once access is available from the existing industrial park. Viking Road will be reconstructed to City standards in 2023, as well as the connection from Innovation Drive to West Viking Road.

Ms. Pezley presented the phasing plan, noting that it had been updated from the one included in the Commission packet. She explained the lot configuration, land suitability, and stormwater plans. She noted that the City has been meeting with the surrounding property owners throughout the annexation and rezoning of the property and have developed a master plan that addresses their concerns. The stormwater management areas are placed to also serve as landscaped buffer areas between the industrial lots and neighboring residential properties. Outlot Y will include a public trail around the stormwater pond that will then extend south to connect with Technology Parkway. Some of the outlots will be graded to create berms to enhance the buffer effect. There are no significant water issues or environmental issues on the site. At this time, staff would like to gather comments from the Commission and public and continue the discussion at the next meeting. She also noted that a public meeting is scheduled for December 16 to hear any concerns or comments from neighboring property owners.

Eric Cannon, Snyder and Associates, introduced himself and stated he is available for any questions.

Bruce Baridon, 6337 Viking Road, stated that he has appreciated the City staff and the developer for inviting comments and input from the neighbors. He appreciates that the platting proposed is designed the way neighbors had hoped.

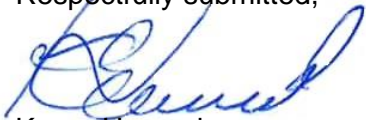
Mr. Larson stated that the phasing plan shown on the screen looks different from what was included in the packet. He asked about the temporary road connection and stub to Lot 8. He asked for clarification on the overall timeline of the first phase. Mr. Cannon explained that the initial location of the temporary construction road was shifted to extend from Viking Road instead of Union Road. Everything has stayed the same from a street alignment standpoint. The phasing change also supports that. Mr. Larson had questions about the phasing plan. He noted that Lots 9 does not have direct street access and Lot 10 would not have street frontage until the second phase. Mr. Graham came forward to speak to the way lots are platted, indicating the Lots 8, 9, and 10 are anticipated to be developed in phases by the same entity. Mr. Larson questioned whether the City was meeting the same standard as others have been held to with regard to completing the streets. Ms. Howard explained that the difference is that the City is funding and constructing the roadways rather than a private developer. She also noted that more than 1/3 of the subdivision is included in the second phase. There would be no reason that the City, which has a track record and long term goal of expanding opportunities for new industry in the community to leave over 1/3 of the development incomplete. She noted the difference between the development Mr. Larson referred to, Thunder Ridge, which proposes only two lots and a large section of a critical street connection to the second phase, and the proposed industrial park subdivision, which has a more balanced

phasing plan. Ms. Howard offered to provide some examples at the next meeting of other commercial/industrial subdivisions where lots do not all have street frontage, but share access roads.

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

The meeting adjourned at 6:04 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant