

**Cedar Falls Planning and Zoning Commission
Regular Meeting
July 26, 2023
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on July 26, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Crisman, Grybovych, Hartley, Larson, Leeper and Moser. Lynch and Stalnaker were absent. Karen Howard, Planning & Community Services Manager, Thomas Weintraut, Planner III, and Jaydevsinh Atodaria, Planner I were also present.

- 1.) Chair Lynch noted the Minutes from the June 28, 2023 regular meeting are presented. Ms. Crisman made a motion to approve the Minutes as presented. Mr. Leeper seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Crisman, Grybovych, Hartley, Larson, Leeper and Moser), and 0 nays.
- 2.) Mr. Larson asked that the agenda be re-ordered as he will have to abstain from some of the items. The first item of business became a zoning code text amendment regarding on-street parking as shared parking. Acting Chair Hartley introduced the item and Ms. Howard provided background information. She explained that this is related to on-street parking being counted toward shared parking in the downtown area that City Council has petitioned to eliminate. She provided background and spoke about information that has been discussed at previous meetings. There were no comments or questions.

Ms. Grybovych made a motion to set public hearing for August 9, 2023. Mr. Larson seconded the motion. The motion was approved with 6 ayes (Alberhasky, Crisman, Grybovych, Hartley, Larson and Moser), and 1 nay (Leeper).

- 3.) The next item for consideration by the Commission was an RP Master Plan Amendment for Autumn Ridge Development and a preliminary plat for Autumn Ridge 9th and 11th Additions. Mr. Larson recused himself from these items. Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that the items have been discussed at the previous three meetings so he gave a brief update, noting that it has been recommended to defer the discussion to the September 13, 2023 meeting. Ms. Crisman asked if there is a deadline of how long this item can continue to be deferred. Ms. Howard stated that that is up to the Commission to discuss and decide.

Cindy Luchtenberg, 4322 W. 1st Street, read an email sent to the Commission and staff. She thanked them for their work and was encouraged that Maria Perez came to inspect the area to see any issues that may be taking place. She stated that she feels that the developer should go back to the original plan that was promised and that the majority of the lots are too small, causing extreme density. She also asked that Mr. Happel put a stipulation into the deed that the proposed duplexes can be owner occupied only. She stated further concern that there would be more duplexes created than initially proposed.

Ms. Moser made a motion to defer the discussion to the September 13, 2023 meeting. Mr. Leeper seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Crisman, Grybovych, Hartley, Larson, Leeper, Moser), and 0 nays.

- 4.) The Commission then considered for a preliminary plat for Ashworth North Subdivision. Acting Chair Hartley introduced the item and Mr. Weintraut provided background information. He

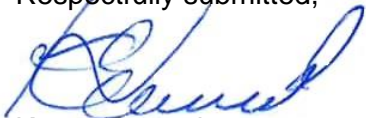
explained that the site is on the west side of Hudson Road and that the developer is seeking approval for the preliminary plat submitted. He discussed drainage plans, sidewalk installation, and utilities. Staff recommends approval subject to City technical requirements.

Mr. Leeper made a motion to approve the item. Ms. Crisman seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Crisman, Grybovych, Hartley, Larson, Leeper and Moser), and 0 nays.

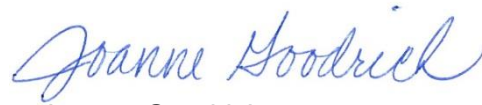
- 5.) As there were no further comments, Mr. Leeper made a motion to adjourn. Ms. Moser seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Crisman, Grybovych, Hartley, Larson, Leeper and Moser), and 0 nays.

The meeting adjourned at 6:00 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant