

**Cedar Falls Planning and Zoning Commission
Regular Meeting
December 22, 2021
In person and via videoconference
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on December 22, 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, Holst, Lynch, Moser (via Zoom) and Saul. Larson and Leeper were absent. Stephanie Houk Sheetz, Director of Community Development, Karen Howard, Community Services Manager, Michelle Pezley, Planner III, and Matthew Tolan, Civil Engineer II, were also present.

- 1.) Acting Chair Holst noted the Minutes from the December 8, 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, Holst, Lynch, Moser and Saul), and 0 nays.
- 2.) The first item of business was a preliminary plat for Cedar Falls West Viking Road Industrial Park, Phase V. Acting Chair Holst introduced the item and Ms. Pezley provided background information. She made a correction to the agenda and explained that staff recommends approval of the preliminary plat and asks the Planning and Zoning Commission to review and make a recommendation to City Council. She explained that the applicant (the City) is proposing 29 building lots and 4 outlots for regional stormwater management and buffers on approximately 200 acres of land. The site is south of West Viking Road and east of Union Road, west of the existing Viking Industrial Park. The proposal was explained in detail at the December 8, 2021 meeting. Staff has prepared responses to questions raised at the last meeting and Ms. Pezley discussed changes that have been made to the plan. Lot 9 is now a flag lot with direct access off Innovation Drive and an outlot was added to extend 6317 Development Drive.

Ms. Pezley reiterated the concerns from citizens with regard to the plat and the responses received from staff. Staff addressed each item and provided answers and solutions to each of the issues. Mr. Tolan addressed issues that were raised with temporary access, stormwater routing and dust on Union Road, and explained the plans to mitigate them.

Staff recommends approval of the preliminary plat subject to any comments and directions from the Commission and conformance to all city staff recommendations and technical requirements.

Michael Hager, 6830 Viking Road, spoke in favor of the Industrial Park and expressed support for neighborhood mitigation efforts and staff's efforts to address the issues. He noted the great work by City staff and specifically praised Shane Graham and Matt Tolan.

Ms. Saul made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved unanimously with 7 ayes (Crisman, Grybovych, Hartley, Holst, Lynch, Moser and Saul), and 0 nays.

- 3.) The next item for consideration by the Commission was an amendment to a site plan for River Place Plaza. Acting Chair Holst introduced the item and Ms. Sheetz provided background information. She explained that the item was first reviewed in 2016 and a site plan amendment

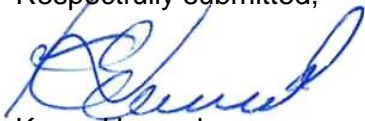
was approved in 2020. At this time a change has been proposed to make the truss structure a permanent fixture at the plaza. Originally it was only intended to be up for short periods of time, however because it is a more complex feature to remove it has stayed in place. Commission approval is needed to leave the stage permanently. The Commission felt that this has been a good addition and that it makes sense to leave it in place.

Ms. Lynch made a motion to approve the item. Ms. Crisman seconded the motion. The motion was approved unanimously with 7 ayes (Crisman, Grybovych, Hartley, Holst, Lynch, Moser and Saul), and 0 nays.

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

The meeting adjourned at 5:52 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant