

**Cedar Falls Planning and Zoning Commission
Regular Meeting
August 10, 2022
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on August 10, 2022 at 5:30 p.m. at the Community Center. The following Commission members were present: Crisman, Grybovych, Hartley, Holst, Leeper, Lynch, Moser and Saul. Larson was absent. Karen Howard, Community Services Manager was also present.

- 1.) Chair Leeper noted the Minutes from the July 27, 2022 regular meeting are presented. Ms. Lynch made a motion to approve the Minutes as presented. Ms. Moser seconded the motion. The motion was approved unanimously with 8 ayes (Crisman, Grybovych, Hartley, Holst, Leeper, Lynch, Moser and Saul), and 0 nays.

- 2.) The first item of business was a zoning text amendment for reviewing certain site plans in the CD-DT zoning district. Chair Leeper introduced the item and Ms. Howard provided background information. She explained that in March the Commission considered various options for amending the code to have site plans reviewed at the Planning and Zoning meeting and approved by Council. Direction was given that the Commission is interested in reviewing site plans for new buildings in the Urban General and Urban General 2 and Storefront Frontages. In May staff brought forward draft language for Commission approval and a public hearing was held on June 8. City Council set a public hearing date for July 18 and Council approved a motion to refer the ordinance back to the Commission to consider amending the zoning ordinance “to include review of any site plan that would expand the floor plan or where residential is being added, similar to language in Section 26-196C.2.b.” Staff recommends that the Commission discuss and provide direction to staff regarding the petition from City council.

Mr. Leeper asked what has changed since the last time the Commission voted unanimously on the item. Ms. Howard stated that she doesn't believe anything has changed. Council just felt that they would like to see further review by the Commission and Council. Mr. Holst stated that he would be okay with the added review if that's what Council wants.

Ms. Crisman disagreed stating that the code is written the way it is makes requirements clear. The Commission spending more time reviewing more things is not a good use of time as there are many projects that will be held up. Ms. Saul agreed with Mr. Holst.

Mr. Leeper stated that he has heard comments in the field that the process has been too complex and takes too long. People want to know specifically and clearly what can and can't be done. If the review process takes too much time it costs developers a lot of extra money.

Ms. Saul stated that she doesn't believe that parking issues have been fully addressed. Ms. Crisman felt that the code spells out what the parking expectations are so any added review is just adding a step. The review would not be needed if the code is followed.

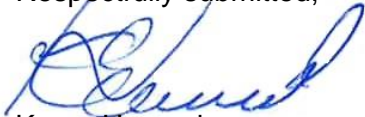
Mr. Holst asked what Council specifically needs from the Commission. Ms. Howard stated that the Commission would need to vote on their petition for the changes. Staff would prepare an ordinance amendment per council direction, set a public hearing and the Commission could vote yes or no to the changes. If the Commission votes yes, Council would need majority vote for approval. If the Commission votes no, it would trigger a council supermajority vote on amendment. Staff will need to draft out what City Council is requesting for a vote by the

Commission. Public hearing is scheduled for the August 24, 2022 Planning and Zoning Commission meeting.

- 3.) As there were no further comments, Ms. Lynch made a motion to adjourn. Ms. Crisman seconded the motion. The motion was approved unanimously with 8 ayes (Crisman, Grybovych, Hartley, Holst, Leeper, 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