

**Cedar Falls Planning and Zoning Commission
Regular Meeting
October 25, 2023
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on October 25, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Crisman, Grybovych, Hartley, Larson, Leeper, Lynch, Moser and Stalnaker. Karen Howard, Planning and Community Services Manager, and Chris Sevy, Planner I, were also present.

- 1.) Chair Lynch noted the Minutes from the October 11, 2023 regular meeting are presented. Ms. Crisman made a motion to approve the Minutes as presented. Ms. Moser seconded the motion. The motion was approved unanimously with 9 ayes (Alberhasky, Crisman, Grybovych, Hartley, Larson, Leeper, Lynch, Moser and Stalnaker), and 0 nays.
- 2.) Bob Manning, 2908 W. 3rd Street, Executive Director of the Homebuilders Association, spoke during public comments. He stated that he was disappointed that the density requirements were alluded to in the BNKD proposal for Autumn Ridge. He believes that there should be more done to support the builders instead of conceding to the neighbors. He also feels that by making fewer lots it's causing higher prices and less affordable housing. He stated that there is not enough housing available for people who want to move to Cedar Falls.

Mr. Leeper stated that he agrees with most of what Mr. Manning said and feels that the Commission has been a proponent of density. He does not feel that they are caving to the community, but has shown their ability to do what is right by Code. He also believes that doubling the density was the opposite of what the neighbors were told when they purchased the properties.

Mr. Manning spoke about the costs of building and how it affects affordability.

Mr. Larson spoke about his views on the current housing market. He feels that sometimes plans change over time and that has to be recognized. He was also surprised that there were so many nays when the item was recommended by staff. He asked about his question at the last meeting regarding having the City attorney speak to the Commission and public regarding their role.

Ms. Howard stated that she had a conversation with the City Attorney and that he is going to prepare something. Mr. Rogers did suggest keeping in mind that they are an advisory body and don't have decision making power and wouldn't have the same legal requirements for stating specific findings or reasons for their vote as for example, City Council and the Board of Adjustment.

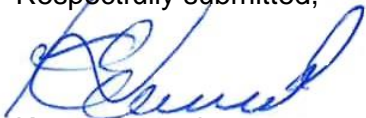
- 3.) The first item of business was a College Hill Neighborhood Design Review for 423 W. 26th Street. Chair Lynch introduced the item and Mr. Sevy provided background information. He explained that the applicant is proposing a new 26' x 28' garage on their property, that is within the College Hill Neighborhood Overlay District. He displayed a drawing of the property showing the location of the garage and driveway. Sidewalk infill will be included in the scope of the project and all applicable setbacks are met by the proposed plan. Mr. Sevy explained that vinyl siding and asphalt shingles proposed for the garage will match the color and style of the house. Staff recommends approval of the case.

Mr. Larson made a motion to approve the item. Ms. Crisman seconded the motion. The motion was approved unanimously with 9 ayes (Alberhasky, Crisman, Grybovych, Hartley, Larson, Leeper, Lynch, Moser and Stalnaker), and 0 nays.

- 4.) Ms. Howard thanked Mr. Larson for his service on the Commission as it was his last meeting.
- 5.) As there were no further comments, Mr. Larson made a motion to adjourn. Mr. Hartley seconded the motion. The motion was approved unanimously with 9 ayes (Alberhasky, Crisman, Grybovych, Hartley, Larson, Leeper, Lynch, Moser and Stalnaker), and 0 nays.

The meeting adjourned at 5:53 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant