

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
November 22, 2022  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on November 22, 2022, at 5:30 p.m. at the Community Center. The following Commission members were present: Crisman, Grybovych, Hartley, Larson and Moser. Leeper and Lynch were absent. Thomas Weintraut, Planner III, Jaydevsinh Atodaria, Planner I, and Chris Sevy, Planner I were also present.

- 1.) Chair Hartley noted the Minutes from the October 12, 2022, regular meeting are presented. Crisman made a motion to approve the Minutes as presented. Grybovych seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Larson and Moser), and 0 nays.
  
- 2.) The first item of business was a final plat for Wild Horse Ridge Sixth Addition. Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that the subdivision is off of West 12<sup>th</sup> Street and Union Road and was originally known as Copperstone. Twenty-two single-family lots are proposed with street connections to Sonoma Drive and Pebble Stone Place. Stormwater management has moved into the existing detention pond and through easements on the rear of each lot. Staff is working with the developer minor changes in the drawings and recommends approval with any comments or direction from the Planning and Zoning Commission.

Phil Kenealy, 4414 Blair Ridge Road, spoke on behalf of the neighborhood regarding the plat not including playgrounds for the growing number of families with children in the area. He noted that the closest park is two miles away from their neighborhood. They would like to see greenspace for the children in the area.

Acting Chair Hartley asked about greenspace requirements in subdivisions. Mr. Weintraut stated that this subdivision was preliminary platted before the current subdivision code requirement of dedication a portion of the development to park space.

Mr. Kenealy asked if there had been public comments made in 2021 when the preliminary plat was discussed. Mr. Atodaria explained that he can look into that.

Mr. Larson asked if there were any changes from the preliminary plat to the final plat. Mr. Weintraut stated that there were no changes. Ms. Crisman stated that the idea of adding parks is a good idea to discuss in future projects.

Mr. Larson made a motion to approve the item. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Larson and Moser), and 0 nays.

- 3.) The next item for consideration by the Commission was a request to rezone property in Midway Business Park to R-4 with a new Zoning Agreement. Acting Chair Hartley introduced the item and Mr. Sevy provided background information. He explained that staff brought forward a zoning agreement in September for this request and it was discovered through that process that there were some errors in the original legal description from the 1994 agreement. This consideration is more of a formality at this point since the commission previously voted in favor of the changes that the applicant has requested. At this time, staff proposes to replace

the agreement as opposed to amending it, cleaning up provisions that have been fulfilled. Staff recommends setting a public hearing to consider a new zoning agreement that will encompass the Midway Business Park and restrict the uses to professional offices, nursing homes and assisted living facilities. The resolutions approving the 1994 agreement and the 2018 amendment will be rescinded. The new agreement will be brought forward at the public hearing. Staff also recommends setting a public hearing to consider a proper rezoning of the Midway Business Park to R-4 utilizing the correct legal description.

Ms. Crisman made a motion to approve move the item forward for public hearing. Mr. Larson seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Larson and Moser), and 0 nays.

- 4.) The next item for consideration a rezoning request for Lots 1-4 of Midway 2<sup>nd</sup> Addition. Acting Chair Hartley introduced the item and Mr. Sevy provided background information. He explained that Lots 1-4 were part of the original agreement discussed in the previous item. One of the stipulations was that both streets would end in a cul-de-sac and these lots would be restricted to residential uses and be zoned R-4. Because R-4 has several other uses that are not considered residential, the zoning would need to be changed to R-1 for these lots so as to be regulated the same as the other residential parcels in the neighborhood. Staff recommends setting a public hearing to consider rezoning the subject properties from R-4 to R-1.

Mr. Larson thanked the developer for bringing a great project to the area and apologized for any unplanned delays.

Mr. Larson made a motion to move the item to public hearing. Ms. Moser seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Larson and Moser), and 0 nays.

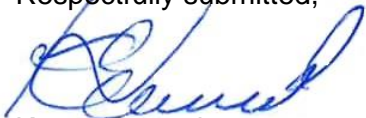
- 5.) The Commission then considered a site plan review for a tri-plex on Lot 4 of Hanna Park Commercial Addition. Mr. Weintraut stated that this item on agenda cannot be discussed as Mr. Larson will be recusing himself from this discussion because of a conflict of interest. And thereafter the commission does not have a quorum to discuss the item. In such a case, this item will be automatically deferred to the next Planning and Zoning meeting. Mr. Weintraut also apologized to public attendees who were here to make comments on the item. Acting Chair Hartley mentioned that this item will be now introduced and discussed in the next available Planning and Zoning meeting and apologized to the public attendees.
- 6.) Mr. Atodaria provided Commission updates regarding the Downtown Character District projects. He mentioned that since the adoption of the CD-DT zoning district, we have had several projects completed and several ongoing projects. He discussed that there are both small and bigger-scale projects. Smaller-scale projects including fences, signage, detached garages, paving, and interior remodeling work have been approved as part of the regular permitting process. Mr. Atodaria noted that a few of the garage addition projects would not have been allowed under the previous code. The CD-DT district provides more flexibility in size and location, for which the applicants were able to get approval for the proposed project. Mr. Atodaria then summarized five big-scale projects including design and site plan review (including proposals, architectural renderings, and other significant details) for the Other Place at 209 Main Street, the Wyth Flats at 706-172 Main Street, Upcoming brewery/restaurant and restaurant/bar at 315 & 317 Main Street and the Clay Street Cottages at 215 W. 9th Street. Mr. Atodaria noted that except for the Clay Street Cottage project, all other applications have been reviewed and the work is ongoing on the projects. He also noted that the Other Place sports bar, work is already completed, and the new place is open to the public. Mr. Atodaria stated that the site plan and design review application for the Cottage Court project was just submitted late last month, so currently, the project is under the review phase. Staff also

mentioned that they would be continuing to provide more updates on the ongoing projects and new projects that may come for review in future meetings. Acting Chari Hartley mentioned that he is happy to learn about some exciting projects ongoing downtown and appreciated the staff's update. Mr. Larson mentioned that it is exciting to see wheels in motion and collective effort from the staff. He also noted that the before-after pictures clearly show the matrix of success. Mr. Larson asked for a report of the elapsed time of the review process from the initial inquiry of the applicant to see how streamlined the code changes have made things.


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

The meeting adjourned at 6:03 p.m.

Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Assistant