

**Cedar Falls Planning and Zoning Commission
Regular Meeting
July 10, 2019
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, July 10, 2019 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Giarusso, Hartley, Holst, Larson, Prideaux, and Wingert. Leeper and Saul were absent. Karen Howard, Community Services Manager and David Sturch, Planner III, were also present.

- 1.) Mayor Brown was present to thank the Commission for their service and to recognize Commission member Deb Giarusso for her time on the Commission. He presented her with a commemorative plaque and thanked her for work.
- 2.) Chair Holst noted the Minutes from the June 26, 2017 regular meeting are presented. Mr. Wingert made a motion to approve the Minutes as presented. Mr. Larson seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Prideaux, and Wingert), and 0 nays.
- 3.) The first item of business was The Terraces at West Glen preliminary plat. Chair Holst introduced the item and Mr. Wingert recused himself from the discussion due to a conflict of interest. Mr. Sturch provided background information, noting the plat is comprised of 240 acres, with 42 acres purchased to the north for The Terraces at West Glen. He discussed the right-of-way dedication, recreational trails and waterway and stormwater detention. He also provided information regarding the current and proposed floodplain boundary. He explained that the plat conforms with the RP Zoning and land use amendment with the NewAldaya master plan development for the 55+ campus. The Deed of Dedication should reflect this development plan and elements listed in the Development Agreement. Staff recommends approval of the item.

Chair Holst stated that the item has been well vetted in past meetings and while the big concern has been the water, the issue will be improved.

Ms. Giarusso made a motion to approve the plat. Ms. Prideaux seconded the motion. The motion was approved with 6 ayes (Adkins, Giarusso, Hartley, Holst, Larson and Prideaux), 0 nays and 1 abstention (Wingert).

- 4.) The next item for consideration by the Commission was the final plat for Greenhill Village Townhomes II, Phase I. Chair Holst introduced the item and Mr. Wingert recused himself from this item due to a conflict of interest. Ms. Howard provided background information. She explained that the property is located south of Greenhill Road and east of Hudson Road in the Greenhill Village neighborhood. She displayed the proposed final plat and explained the drainage and site layout. She noted that this is just the first phase of the subdivision and includes one buildable lot that will allow construction of two buildings; one with five townhomes and one with four townhomes. It also includes Outlot B that is reserved for future development and will also direct stormwater to the detention basin in Tract B to the east. Access to the townhomes will be from a rear private drive off of Lloyd Lane. She explained that the final plat is consistent with the MU District Master Plan and the previously approved preliminary plat. Staff recommends approval.

Chris Noland, 1510 Athens Court, asked that the project not be approved until the total plat is submitted. He doesn't believe the townhomes blend into the character of the neighborhood.

Tim Tjarks, 1521 Athens Court, stated that he would also like to see a final plat of the entire development. He feels that single-family dwellings would be most appropriate in this area.

Steve Troskey, CGA Engineers, stated that the development group would be happy to present and approve all the buildings at one time, however this is a significant cost to installing the infrastructure, so that is why final plats many times are completed in phases.

Mary Ann Noland, 1510 Athens Court, stated that she doesn't feel the buildings fit the character of the neighborhood and feels that the developer hasn't communicated in a positive way with them.

Mr. Hartley asked for an explanation of how developments like this proceed. Ms. Howard described the approval process. In summary, she stated that the City requires the owner to submit a preliminary plat of the entire holdings of the property owner for approval. All infrastructure must be completed or the property owner must submit a bond covering the cost of installation of the infrastructure prior to approval of a final plat, so it is typical for developers to submit a final plat in phases as it is often cost prohibitive to construct the entire platted area and all the infrastructure at one time.

Ms. Prideaux asked if the MU District encourages different types of housing. Ms. Howard clarified that it does and that there are other housing types throughout the neighborhood.

Chair Holst asked what was sent out to the neighborhood in the most recent mailing. Ms. Howard stated that the mailing was sent to a wider area than required, and explained that a cover letter and plat maps were sent out in the mailing.

Ms. Prideaux made a motion to approve the plat. Mr. Hartley seconded the motion. The motion was approved with 6 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Prideaux), 0 nays and 1 abstention (Wingert).

- 5.) The Commission then considered the Sands Addition final plat. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the property is located off Greenhill Road between Highway 58 and Main Street with 21 lots on just over 10 acres. He provided a rendering of the plat details, including stormwater detention, sanitary sewer and utility easement. Staff recommends approval of the plat with the stipulation of inclusion of the utility easement along the eastern border of the plat.

Wendell Lupkes, VJ Engineering, stated that they would like to see the Commission recommend that the plat be approved with the stipulation that the easement is not required as this has been a new proposal to them.

Mr. Sturch stated that the intent was not to put the sewer line in the easement. It would just be there for grading purposes.

Jim Sands, developer, doesn't feel that the easement should be required.

Mr. Larson asked when the easement was added if it wasn't in the preliminary plat. Mr. Sturch stated that it was a comment sent through internal Tech Review discussion. It was not on the preliminary plat. Ms. Howard stated that the challenge is that there are a lot of properties that will be landlocked with the subdivision and staff will need to accommodate future requests for

development and installation of sewer connections if septic systems fail.

Mr. Lupkes agreed and stated that it was discussed during the preliminary plat work and the sewer that comes in down the road will only benefit other properties outside the subdivision.

Mr. Larson doesn't feel it will be fair to subject the new easement stipulation on people who are already committed to the lots based on the preliminary plat.

Mr. Larson made a motion to approve the plat as submitted without the easement. Ms. Giarusso seconded the motion. The motion was approved with 5 ayes (Giarusso, Hartley, Holst, Larson and Wingert), and 2 nays (Adkins and Prideaux).

- 6.) The next item of business was a downtown façade review for new signage at 100 E. 2nd Street, Suite 103. Chair Holst introduced the item and Ms. Howard provided background information. She explained that the sign requires review as it projects out over the public right-of-way. She provided the sign details and stated that all requirements are met and staff recommends approval.

Mr. Hartley made a motion to approve. Prideaux seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Prideaux and Wingert), and 0 nays.

- 7.) As there were no further comments, Mr. Hartley made a motion to adjourn. Mr. Wingert seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Prideaux, and Wingert), and 0 nays.

The meeting adjourned at 6:37 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk