

**Cedar Falls Planning and Zoning Commission
Regular Meeting
June 8, 2022
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on June 8, 2022 at 5:30 p.m. at the Community Center. The following Commission members were present: Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul. Karen Howard, Community Services Manager and Thomas Weintraut, Planner III, were also present.

- 1.) Chair Leeper noted the Minutes from the May 25, 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 9 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

- 2.) The first item of business was a rezoning request for 2209 N. Union Road. Chair Leeper introduced the item and Mr. Weintraut provided background information. He explained that this is a request to rezone approximately 9.94 acres of the Martyrs Retreat and a parcel to the south property from R-1, Residential to A-1, Agricultural, which would allow for one residence to be built on the tract of land. No further residential development would be allowed. The new zoning boundaries will then match the lot boundaries. Staff recommends that comments be gathered from the Planning and Zoning Commission and the public and a public hearing be set for the next Commission meeting on June 22.

Mr. Holst made a motion to move the item forward to public hearing. Ms. Saul seconded the motion. The motion was approved unanimously with 9 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

- 3.) The next item for consideration by the Commission was a zoning text amendment with regard to review of certain site plans in the CD-DT District. Chair Leeper introduced the item and Ms. Howard provided background information. She explained that it is currently on the table to change the zoning code to require new building in the Urban General (UG), UG2 and Storefront frontages to be reviewed by the Planning and Zoning Commission. She displayed a rendering of the Character District and the frontage destinations. Staff recommends that that Commission open the public hearing, discuss and make a recommendation to City Council on the proposed amendments.

Ms. Saul asked about the process if a residence is going to add square footage. Ms. Howard stated that this text amendment only addresses new buildings.

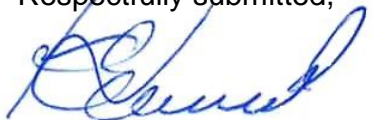
Mr. Holst clarified that this amendment addresses concerns about new construction and public input. Mr. Leeper added that this is a check and balance for significant projects in the area. Mr. Larson noted that the amendment will be revisited after a year.

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

- 4.) As there were no further comments, Ms. Lynch made a motion to adjourn. Mr. Larson seconded the motion. The motion was approved unanimously with 9 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

The meeting adjourned at 5:45 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant