

**Cedar Falls Planning and Zoning Commission
Regular Meeting
February 23, 2022
In person and via videoconference
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on February 23, 2022 at 5:30 p.m. at City Hall and via videoconference due to precautions necessary to prevent the spread of the COVID-19 virus. The following Commission members were present: Crisman, Hartley, Leeper, Lynch, Moser and Saul. Grybovych, Holst and Larson were absent. Karen Howard, Community Services Manager and Michelle Pezley, Planner III, were also present.

- 1.) Chair Leeper noted the Minutes from the February 9, 2022 regular meeting are presented. Ms. Lynch made a motion to approve the Minutes as presented. Ms. Saul seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Hartley, Leeper, Lynch, Moser and Saul), and 0 nays.

- 2.) The first item of business was a site plan review for 3717 Midway Drive. Chair Leeper introduced the item and Ms. Pezley provided background information. She explained that the review involves commercial property south of University Avenue and east of Cedar Heights Drive. Commercial site plan reviews within the C-2 District typically are not brought before the Commission, however the zoning ordinance states that mini-storage requires review by P&Z and City Council. The applicant proposes to take an existing building (a car wash), remodel it and construct an addition at the back of the building, which will contain 30 self-service storage units. She noted that the drive to the north and the rear paved area will not be for customer use and will be signed accordingly, as the drive is too narrow to meet commercial standards as a two-way drive. Ms. Pezley discussed the changes to the building façade, enclosing the car wash bays with new building walls and windows. Staff recommends approval with any comments or direction from the Commission and conformance with all staff recommendations and technical requirements.

Gordy Sorensen, 1426 Lilac Lane, stated that the project is currently a carwash, where it is intended to add an addition on the back and have climate controlled storage. The small shop in the back will be solely for private use of the owner. The property is already zoned commercial.

Ms. Crisman feels that it is a good re-use of the building. Mr. Hartley stated that he feels it improves the look of the existing building as well.

Ms. Saul made a motion to approve the item. Ms. Crisman seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Hartley, Leeper, Lynch, Moser and Saul), and 0 nays.

- 3.) The next item for consideration by the Commission was a zoning text amendment for daycare uses in the M-1, Light Industrial District. Chair Leeper introduced the item and Ms. Howard provided background information. She explained that the City received an inquiry regarding an expansion of a daycare that is currently in the M-1 district. After investigation it was found that the building was built in 1999 and the daycare was established sometime thereafter. However, daycare uses are not an allowed use in that district and the daycare has asked if there is a way to allow them to expand and continue to operate in that location. Upon analysis, there is a critical need for daycare services in the community. The City's Industrial and Technology

Parks are large centers of employment and there is a need for daycare services in locations convenient to employment centers.

Ms. Howard discussed a number of reasons that allowing daycare uses may not be problematic. She noted that the zone is intended for light industrial uses, not heavy industrial, so does not allow uses that create lots of dust, odors, noise, and other nuisances that might be found in a heavy industrial area. In addition to light industrial, the zone allows a variety of general commercial uses, such as restaurants and offices where people are likely to bring their children. She also noted that daycare uses are currently allowed if they are an accessory to an existing business, i.e. an in-house daycare. The specific daycare being discussed serves as a case study and she noted that there have been no issues of concern over the 20 years it has been operating.

Ms. Howard discussed some suggested standards to consider with regard to changing the ordinance. Staff recommends discussion of the petition to allow daycare uses in the M-1 District and setting a public hearing date for March 9 for formal consideration and recommendation to Council.

Ms. Lynch stated that she does feel that there is a need for daycares in the Cedar Valley and would like there to be more options for families in the area. Ms. Moser agreed.

Ms. Lynch made a motion to set a public hearing. Ms. Moser seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Hartley, Leeper, Lynch, Moser and Saul), and 0 nays.

- 4.) As there were no further comments, Ms. Lynch made a motion to adjourn. Ms. Saul seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Hartley, Leeper, Lynch, Moser and Saul), and 0 nays.

The meeting adjourned at 5:44 p.m.

Respectfully submitted,


Karen Howard
Community Services Manager


Joanne Goodrich
Administrative Assistant