

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
April 13, 2022  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on April 13, 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. Thomas Weintraut, Planner III, Jaydevsinh Atodaria, Planner I and Chris Sevy, Planner I, were also present.

1.) Chair Leeper noted the Minutes from the March 23, 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 9 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

2.) The first item of business was the Cedar Falls Bicycle Plan. Chair Leeper introduced the item and Mr. Sevy provided background information. He gave brief comments and stated that the Bicycle and Pedestrian Advisory Committee voted unanimously to recommend approval and City staff is recommending approval as well.

Mr. Holst stated his appreciation to the Committee and staff for all the work that was put in to the plan.

Ms. Saul asked if there is a schedule published on the website. Mr. Sevy stated that there is not at this time.

Mr. Holst 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.

3.) The next item for consideration by the Commission was the Wild Horse Ridge Fifth Addition Final Plat. Chair Leeper introduced the item and Mr. Weintraut provided background information. He explained that the property is located south of West 12<sup>th</sup> Street and west of Union Road. The petitioner proposes to subdivide 8.13 acres of the 29 acres into 19 lots. Mr. Weintraut discussed the rezonings and plats over the years and changes that were made and went over the technical comments regarding the final plat. At this time the recommendation from staff is to gather any comments from the Planning and Zoning Commission and public and continue the discussion at the next Planning and Zoning meeting on April 27.

Mr. Larson asked if there was a reason why the item could not be approved at this time. Mr. Weintraut stated that it gives the public a chance to make comments. The item was continued to the next meeting.

4.) The Commission then considered a minor plat for The Cove at Spruce Hills. Chair Leeper introduced the item and Mr. Atodaria provided background information. He explained that the property is located north of Greenhill Road and east of Spruce Hills Drive and Prairie Parkway. It is proposed to develop a parcel with 30, two-story townhomes with six separate buildings. He displayed a rendering that showed private and existing easements and explained that all on-site infrastructure will be private and the developer will be responsible for providing and maintaining private infrastructure. It will be the responsibility of the developer to add public sidewalks and maintain them. Mr. Atodaria discussed the technical comments and discussed

requirements expected of the developer. He specified that all legal documents will need to be signed, stamped and submitted to city staff prior to the case being reviewed by City Council. Staff recommends approval of the final plat with any comments or direction from the Planning and Zoning Commission and conformance with all city staff and technical requirements.

Brian Wingert, 2110 Flynn Drive, (developer) asked about the requirements with regard to the documents that need to be provided.

Deb lehl, 4219 Eastpark Road, stated concerns with the waterway behind the development and issues with washout. She asked that the area be restored before work begins. Mr. Wingert stated that their work will be a distance from those areas and measures will be taken to stop any erosion. Ms. Saul clarified that Ms. lehl was asking that the area be restored before the work begins. Mr. Tolan stated that he will speak with the Director regarding this.

Mr. Holst 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.

- 5.) The next item of business was an RP site plan review for The Cove at Spruce Hills. Chair Leeper introduced the item and Mr. Atodaria provided background information. He explained that this item was discussed at the last meeting and briefly reiterated the proposal. Thirty units are proposed with 2-story townhome units within six buildings that will be accessed through the extension of Spruce Hills Drive to the east and Spruce Creek Drive running north-south. He discussed the site layout and private infrastructure. He noted that all setback requirements are met and easements will be maintained and managed by the developer. He discussed the site access, stormwater management, landscaping, building elevations and technical comments. He spoke to the outstanding issues and notes for future residents with regard to the site plan. Staff recommends approval with any comments or direction specified by the Commission and conformance to all city staff recommendations and technical comments.

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

- 6.) The next item of business was an amendment of the RP Master Plan for Autumn Ridge Development, which was deferred.
- 7.) The next item, a preliminary plat for Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions was also deferred.
- 8.) Mr. Weintraut noted the Resilience Plan update was presented to the public and is posted online.
- 9.) As there were no further comments, Ms. Saul made a motion to adjourn. 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.

The meeting adjourned at 6:43 p.m.

Respectfully submitted,



Thomas A. Weintraut  
Acting Community Services Manager



Joanne Goodrich  
Administrative Assistant