

**Cedar Falls Planning and Zoning Commission
Regular Meeting
May 8, 2024
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on May 8, 2024 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Grybovych, Hartley, Henderson, Johnson, Leeper, Moser, Sorensen and Stalnaker. Karen Howard, Planning and Community Services Manager; Thomas Weintraut, Planner III; and Michelle Pezley, Planner III, were also present.

- 1.) Chair Hartley noted the Minutes from the April 24, 2024 regular meeting are presented. Sorensen made a motion to approve the Minutes as presented. Alberhasky seconded the motion. The motion was approved unanimously with 9 ayes (Alberhasky, Grybovych, Hartley, Henderson, Johnson, Leeper, Moser, Sorensen and Stalnaker), and 0 nays.

- 2.) The first item of business was a minor subdivision plat for West Fork Crossing 1st Addition, Replat of Lots 25 and 26. Chair Hartley introduced the item and Stalnaker abstained from this item. Ms. Pezley provided background information, explaining that the owner would like to change the lot line between lots 25 and 26 of West Fork Crossing Addition, enlarging one lot and making the other smaller. She discussed the lot requirements for the R-1 zoning district and provided the statistics for each lot being considered to demonstrate that the lot requirements are met. She discussed the proposed changes to the lots, noting that the applicant is proposing to build a single-family house on the larger lot with a driveway over the existing 20' utility and drainage easement, which contains an underground storm sewer pipe. An additional drainage easement is proposed to handle the overland stormwater flow between the two lots. Staff recommends approval with any comments or direction specified by the Commission and conformance with all staff recommendations and technical requirements.

Nick Brewer was available to represent the owner for any questions.

Commission members had a few questions regarding any potential problems with the storm sewer under the driveway. Ms. Howard explained that the owner understands that if any maintenance is needed for the storm sewer, the owner will be responsible for replacing any portion of the driveway that is removed for said maintenance. The owner has acknowledged this in the owner's statement that will be recorded with the minor plat.

Bob Manning, Executive Director for Cedar Valley Homebuilder's Association, spoke in favor of the plat and expressed gratitude for the work being done to encourage development.

Moser made a motion to approve the item. Henderson seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Henderson, Johnson, Leeper, Moser and Sorensen), 0 nays, and one abstention (Stalnaker).

- 3.) The next item for consideration by the Commission was a HWY-1 site plan for the Boulder Tap House Restaurant on Lot 3 of Pinnacle Prairie Commercial South, Phase V and Lot 2 of Phase VI. Chair Hartley introduced the item and Mr. Weintraut provided background information. He explained that the lot being considered straddles two subdivisions and noted that the subdivision for Lot 3 was divided into three lots earlier this year and it was approved at City Council. He explained that the development has met all requirements, such as a sidewalk connection to Viking Road to the entrance as well as landscaping points and street tree

requirements. He provided renderings of the building design and discussed the materials being used as well as scale and proportions in comparison with nearby buildings. Staff recommends approval subject to any comments or direction specified by the Commission and conformance to all recommendations and requirements.

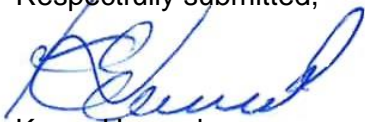
Stalnaker asked about lighting requirements and Ms. Howard explained that while there are no specific lighting standards in the code, that applicants often provide a photometric plan to show that there will be minimal spillover light onto other properties because if lighting becomes a nuisance in the future, the City will enforce it through the nuisance ordinance. Sorensen asked about stormwater retention and Mr. Weintraut explained that stormwater will drain to a regional detention basin located east of the property. No on-site detention is required.

Sorensen made a motion to approve the item. Alberhasky seconded the motion. The motion was approved unanimously with 9 ayes (Alberhasky, Grybovych, Hartley, Henderson, Johnson, Leeper, Moser, Sorensen and Stalnaker), and 0 nays.

- 4.) As there were no further comments, Sorensen made a motion to adjourn. Alberhasky seconded the motion. The motion was approved unanimously with 9 ayes (Alberhasky, Grybovych, Hartley, Henderson, Johnson, Leeper, Moser, Sorensen and Stalnaker), and 0 nays.

The meeting adjourned at 5:47 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant