

**Cedar Falls Planning and Zoning Commission
Regular Meeting via Teleconference
April 8, 2020
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

A regular meeting of the Planning & Zoning Commission was held on April 8, 2020 at 7:00 p.m. To protect against the spread of COVID-19, this meeting was held electronically in conformance with the Governor's Proclamation of Disaster Emergency dated March 19, 2020, permitting an electronic meeting where all members participate remotely when an in-person meeting is impossible or impractical.

The following Commission members were present remotely: Hartley, Holst, Larson, Leeper, Lynch and Prideaux. Saul and Adkins were absent. Karen Howard, Community Services Manager, Shane Graham, Economic Development Coordinator, and Chris Sevy, Planner I, were also present.

- 1.) Chair Holst provided information on connecting to the meeting. He then noted the Minutes from the March 11, 2020 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Ms. Prideaux seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Leeper, Lynch and Prideaux), and 0 nays.

- 2.) The first item of business was a public hearing for the Industrial Park Expansion Land Use Map amendments to Low Density Residential, Industrial and public utilities. Chair Holst introduced the item and Mr. Graham provided background information. He explained that the City purchased approximately 200 acres of property at the southeast corner of Viking Road and South Union Road. Annexation for the area has been approved by the State and completed, requiring the addition of the property to the Land Use Map. Mr. Graham displayed the proposed updates to the map and noted that staff has not received any comments from surrounding property owners. Staff recommends approval of the Land Use Map Amendment.

Mr. Leeper made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Leeper, Lynch and Prideaux), and 0 nays.

- 3.) The next item for consideration by the Commission was a public hearing for the rezoning of the Industrial Park Expansion from A-2 to R-1 and M-1, P. Chair Holst introduced the item and Mr. Graham provided background information, explaining that the property at the southeast corner of Viking Road and South Union Road will need to be rezoned now that the annexation is complete. He provided renderings of the areas to be rezoned and explained the proposed rezoning. He also discussed the roadway access and development concept plan. Staff recommends approval.

Mr. Hartley made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Leeper, Lynch and Prideaux), and 0 nays.

- 4.) It was noted that the Downtown Site Plan Review for Community Bank and Trust was withdrawn from the agenda. The Commission moved to the next item, an Easement Vacation Request for Community Bank and Trust. Chair Holst introduced the item and Ms. Howard

provided background information. She explained that the property is located at the corner of West 1st Street and Clay Street at 312 West 1st Street. The bank would like to vacate the easement located at the northeast corner of the property and then dedicate a new easement. Staff recommends approval of the easement vacation.

Ms. Prideaux made a motion to approve the item. Mr. Leeper seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Leeper, Lynch and Prideaux), and 0 nays.

- 5.) The next item of business was a HWY 1 Site Plan Review for Dupaco Community Credit Union. Chair Holst introduced the item and Mr. Sevy provided background information. He explained that the location of the property is 126 Brandilynn Boulevard at the corner of Viking Road and Highway 58. The credit union will be constructed on the site of the current Doughy Joey's restaurant. He presented the site plan, showing the utility easements, dumpster enclosure, drive-through location, parking, signage and screening. He also discussed the landscape plan noting that 28% green space is proposed. He discussed the minimal parking changes, noting the requirements are fulfilled. Mr. Sevy displayed renderings of the building design and discussed the proposed façade elements, as well as signage. Staff recommends approval with compliance to any comments or direction from the Commission.

Brian Ridge, Ridge Development, spoke to the building design and location, noting that it will replace the Doughy Joey's building.

Mr. Hartley asked about the timeline for the building process. Mr. Ridge explained that there would be a late 2020 start with a one year build process. Mr. Larson asked about the shared parking area. Mr. Ridge stated that there is an agreement in place and the hours alternate well.

Mr. Leeper made a motion to approve the item. Ms. Prideaux seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Leeper, Lynch and Prideaux), and 0 nays.

- 6.) The next item for consideration by the Commission was a College Hill Neighborhood Overlay Façade Review for wheat-pasting murals to celebrate UNI graduates. Chair Holst introduced the item and Ms. Howard provided background information. She stated that the project is led by the interactive digital studies professor, Bettina Fabos, and students. Remnants of previous murals will be removed and replaced with photos of graduates who will not be able to enjoy a ceremony this year due to the pandemic. She showed examples of the locations and photos that will be wheatpasted on the building facades. Staff recommends approval of the request.

Bettina Fabos addressed the Commission regarding the project, stating that they have support from the building owners and the College Hill Partnership.

Kathryn Sogard of the College Hill Partnership noted that it is a great way to celebrate the seniors who will be missing their graduation ceremony at this difficult time.

Mr. Leeper stated his appreciation for the project. Mr. Holst noted that he feels it is a great idea as well.

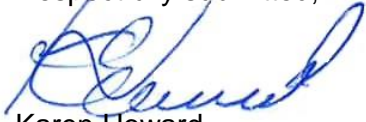
Ms. Prideaux made a motion to approve the item. Mr. Hartley seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Leeper, Lynch and Prideaux), and 0 nays.

- 7.) As there were no further comments, Mr. Hartley made a motion to adjourn. Ms. Lynch


seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Leeper, Lynch and Prideaux), and 0 nays.

The meeting adjourned at 6:15 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'K. Howard', written in a cursive style.

Karen Howard
Community Services Manager

A handwritten signature in blue ink, appearing to read 'Joanne Goodrich', written in a cursive style.

Joanne Goodrich
Administrative Clerk