

**Cedar Falls Planning and Zoning Commission**  
**Regular Meeting**  
**January 25, 2023**  
**Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on January 25, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Crisman, Grybovych, Hartley, Larson, Leeper, and Moser. Lynch was absent. Karen Howard, Community Services Manager and Jaydevsinh Atodaria, Planner I were also present.

- 1.) Chair Leeper noted the Minutes from the December 28, 2022 regular meeting are presented. Ms. Crisman made a motion to approve the Minutes as presented. Mr. Grybovych seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Grybovych, Hartley, Larson, Leeper, and Moser), and 0 nays.
- 2.) Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that the site is located at 930 Viking Road and it is proposed to build a 6,005 square-foot retail outbuilding, which will be the last building in the area. Mr. Atodaria noted that alongside the new building, the applicant will also be completing previous commitments including a parking lot, sidewalks along Viking Road and between the outbuildings, trash enclosure, landscaping, and seeding. He also noted that, as per the code, the site is currently under-parked, and the applicant needs to add landscaping for an additional 443 planting points to meet the screening requirement. Mr. Atodaria noted that the building design was similar to the other buildings in the area and noted that the applicant will have to add the two-trash enclosure on site as previously approved. Mr. Atodaria also discussed that the applicant will have to ensure that SWPPP controls are installed and maintained and all needed improvements, including previous commitments, are completed to fulfill City Code requirements. Staff recommends approval subject to compliance with the conditions noted in the staff report and any comments or direction by the Commission.

Applicant Dave Sund thanked Mr. Atodaria for his presentation and mentioned that they will do everything to satisfy all the comments from staff and all requirements to obtain occupancy.

Mr. Larson made a motion to approve the plan subject to satisfying details for landscaping plan. Ms. Moser seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Hartley, Larson, Leeper, Grybovych and Moser), and 0 nays.

- 3.) Acting Chair Hartley asked to add an item to the next agenda regarding the number of members on the Commission.
- 4.) As there were no further comments, Mr. Larson made a motion to adjourn. Ms. Crisman seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Hartley, Larson, Leeper, Grybovych and Moser), and 0 nays.

The meeting adjourned at 5:40 p.m.

Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Assistant