

**Cedar Falls Planning and Zoning Commission
Regular Meeting
September 14, 2022
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on September 14, 2022, at 5:30 p.m. at the Community Center. The following Commission members were present: Crisman, Grybovych, Holst, Larson, Leeper and Moser. Hartley, Lynch and Saul were absent. Karen Howard, Planning & Community Services Manager and Thomas Weintraut, Planner III were also present.

- 1.) Chair Leeper noted the Minutes from the August 24, 2022, regular meeting are presented. Ms. Crisman made a motion to approve the Minutes as presented. Mr. Larson seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Grybovych, Holst, Larson, Leeper and Moser), and 0 nays.

- 2.) The first item of business was a rezoning request for an Amendment to Zoning Agreement for Lots 5 & 6 Midway Business Park. Chair Leeper introduced the item and Mr. Weintraut provide background information. He explained that the item is a rezoning, not for a change in the underlying zoning, but a change to the zoning agreement that was adopted with the rezoning that occurred in 1995. At that time, neighbors were concerned about the intensity of uses and increased traffic, so the developer agreed to limit the development to office uses only even though the property is zoned R-4. In 2018, an amendment to the zoning agreement was approved to allow an assisted living facility on Lots 7 & 8. The same developer/owner, Oak District LLC, would like to build a similar assisted living facility on Lots 5 & 6, so have requested another amendment to the zoning agreement to allow this type of use on these lots. Staff recommends that a public hearing be set for the next P&Z meeting.

Ms. Crisman stated that it looks great. Mr. Holst agreed, noting it looks straightforward.

Mr. Larson made a motion to set a public hearing for the next Planning and Zoning Commission meeting. Ms. Grybovych seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Grybovych, Holst, Larson, Leeper and Moser), and 0 nays.

- 3.) The next item for consideration by the Commission was a zoning text amendment petition from City Council to amend parking requirements in the Downtown Character District. Chair Leeper introduced the item and Ms. Howard provided background information. She explained that Council has petitioned the Commission to amend requirements by deleting all requirements for shared parking in the Downtown Character District and to increase the minimum parking requirement for residential uses in multi-unit and mixed-use buildings from 0.75 spaces per bedroom to one space per bedroom. Ms. Howard discussed the timeline of discussions at previous meetings and decisions that were made.

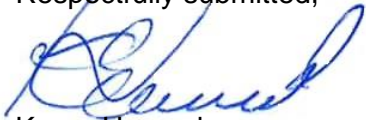
Ms. Moser asked if there have been issues that have caused them to re-evaluate the parking situation. Ms. Howard stated that she is not aware of any issues. Mr. Leeper stated that this exact conversation happened in January and Mr. Holst agreed, noting that this had been decided earlier this year. Mr. Larson asked for clarification as to why this is being brought back after a decision has already been made. Mr. Holst also noted that he's not sure if this is as big of an issue as it is being made. The shared parking requirement is not that significant for this to be an issue. Ms. Moser stated that she feels that the idea behind this was to try it out and see how it worked and then make changes as needed. She would like to continue to do that.

Ms. Moser made a motion to set a public hearing for the next Planning and Zoning Commission meeting. Ms. Crisman seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Grybovych, Holst, Larson, Leeper and Moser), and 0 nays.

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

The meeting adjourned at 5:48 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant