MINUTES OF
CITY PLANNING COMMISSION MEETING,
Thursday, February 2, 2017 @ 3:00 p.m.

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Jim Halverson, Chair
Richard Pankey, Vice Chair
Samantha Dahlby
Anthony Brown
Lisa Peloquin

Members Absent: Kim King
Virginia Wilts
Dominique Blank
Karl Cassell

DSD Staff: Kirsty Sanchez, Development Services Project Planner

CD Staff: Betty Sheets, Administrative Assistant

Call Meeting to Order

The meeting was called to order at 3:04 p.m.

Opening statements were presented stating the protocol of the meeting and the purpose of the City Planning Commission.

Roll Call

Roll call was answered with five (5) Commissioners present.

A. Approval of the Minutes

Commissioner Halverson called for any additions or corrections to the minutes. Commissioner Halverson stated with no additions or corrections, the January 12, 2017. Minutes stand approved.

B. Adoption of the Agenda

Commissioner Halverson called for any additions or corrections to the agenda. Commissioner Halverson stated with no additions or corrections, the agenda stands approved.
C. Action Items

1. **Case Name: 1030 Old Marion Road NE (Rezoning with a Preliminary Site Development Plan and Conditional Use)**

   a. Consideration of a change of zone with a preliminary site development plan from C-2, Community Commercial Zone District to O-S, Office/Service Zone District as requested by Pate Asphalt Systems (Applicant) and Jean A. Salter (Titleholder)

      *Case No: RZNE-024179-2016; Case Manager: Kirsty Sanchez*

Ms. Sanchez presented the City Planning Commission criteria for Recommendation and Action of a Rezoning. Ms. Sanchez stated this was a request to rezone a 37,500 s. f. portion of the parcel located at 1030 Old Marion Road NE from C-2, Community Commercial Zone District to O-S, Office/Service Zone District with a Preliminary Site Development Plan to allow for the construction of self-service storage units. The property is identified as “Urban-Medium Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. As such, commercial and medium density uses are suitable.

Following discussion, Commissioner Pankey made a motion to approve the change of zone with a Preliminary Site Development Plan from C-2, Community Commercial Zone District to O-S, Office/Service Zone District. Commissioner Peloquin seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion.

**Voting:** Adopted, 5 Ayes, Commissioners Halverson, Pankey, Dahlby, Brown and Peloquin

   0 Nays, Commissioners

b. Consideration of a Conditional Use Request for Self Service Storage in a O-S, Office/Service Zone District as requested by Pate Asphalt Systems (Applicant) and Jean A. Salter (Titleholder)

      *COND-024299-2016; Case Manager: Kirsty Sanchez*

Ms. Sanchez presented the City Planning Commission criteria for Recommendation and Action of a Conditional Use. Ms. Sanchez stated this was a request to construct 50 self-service storage units within an O-S, Office Service Zone District.

Following discussion, Commissioner Halverson called for a motion. Commissioner Dahlby made a motion to approve the Conditional Use Request for Self Service Storage in an O-S, Office/Service Zone District. Commissioner Brown seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion.

**Voting:** Adopted, 5 Ayes, Commissioners Halverson, Pankey, Dahlby, Brown and Peloquin

   0 Nays, Commissioners

The meeting was adjourned at 3:19 pm

Respectfully Submitted, Betty Sheets, Administrative Assistant, Community Development and Planning Department