MINUTES OF
CITY PLANNING COMMISSION MEETING,
Thursday, June 8, 2017 @ 3:00 p.m.
Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present:  Jim Halverson, Chair
                 Virginia Wilts
                 Samantha Dahlby
                 Kim King
                 Lisa Peloquin

Members Absent:  Richard Pankey
                 Dominique Blank
                 Karl Cassell
                 Anthony Brown

DSD Staff:  Vern Zakostelecky, Zoning Administrator
            Dave Houg, Plats and Zoning Conditions Coordinator
            Dani Blin, Administrative Assistant

CD Staff:  Seth Gunnerson, Planner

Call Meeting to Order

The meeting was called to order at 3:01 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 minutes from the April 27, 2017 meeting and the minutes from the Special CPC meeting on May 4, 2017, stand approved.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact Betty Sheets at 319 286-5041 or email b.sheets@cedar-rapids.org as soon as possible but no later than 48 hours before the event.
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:** 4900 Bowling Street SW (Conditional Use)  
   **COND-024831-2017; Case Manager: Dave Houg**

   A public hearing was held to consider a Conditional Use for a gymnastics facility in an I-2, General Industrial, Zone District as requested by Bowling Street Flex-Space, LLC (Applicant).

   No objectors were present and no written objections were filed.

   After discussion, Commissioner Peloquin made a motion to approve the Conditional Use. Commissioner Dahlby seconded the motion.

   Result: Approved  
   5 Ayes, Commissioners Halverson, Wilts, Dahlby, King, and Peloquin

2. **Case Name:** 97 3rd Avenue SE (Conditional Use)  
   **COND-024864-2017 Case Manager: Dave Houg**

   A public hearing was held to consider a Conditional Use for an outdoor service area in a C-4, Central Business Zone District as requested by Adam Covington, Eastbank, LC. (Applicant) and Shadow River, LC. (Titleholder).

   No objectors were present and no written objections were filed.

   After discussion, Commissioner King made a motion to approve the Conditional Use. Commissioner Wilts seconded the motion.

   Result: Approved  
   5 Ayes, Commissioners Halverson, Wilts, Dahlby, King, and Peloquin

3. **Case Name:** 264 Blairs Ferry Road NE (Conditional Use)  
   **COND-024867-2017 Case Manager: Dave Houg**

   A public hearing was held to consider a Conditional Use for an outdoor service area in a C-3, Regional Commercial Zone District and R-1, Single Family Residence Zone District as requested by Schillig & Schillig (Applicant).

   No objectors were present and no written objections were filed.
After discussion, Commissioner Wilts made a motion to approve the Conditional Use. Commissioner Peloquin seconded the motion.

Result: Approved
5 Ayes, Commissioners Halverson, Wilts, Dahlby, King, and Peloquin

4. Case Name: 5100 Fountains Drive NE (Preliminary Site Development Plan)
PSDP-024865-2017 Case Manager: Dave Houg

A public hearing was held to consider a Preliminary Site Development Plan in a C-2, Community Commercial Zone District as requested by Brian Vogel (Applicant) and The Fountains, LLC (Titleholder).

One objector was present. No written objections were filed.

After discussion, Commissioner Dahlby made a motion to approve the Preliminary Site Development Plan. Commissioner Wilts seconded the motion.

Result: Approved
5 Ayes, Commissioners Halverson, Wilts, Dahlby, King, and Peloquin

5. Case Name: 1019 7th Street SE (Preliminary Site Development Plan)
PSDP-024855-2017 Case Manager: Vern Zakostelecky

A public hearing was held to consider a Preliminary Site Development Plan in a PUB, Public Zone District as requested by Tred Schnoor (Applicant).

No objectors were present and no written objections were filed.

After discussion, Commissioner Dahlby made a motion to approve the Preliminary Site Development Plan. Commissioner King seconded the motion.

Result: Approved
5 Ayes, Commissioners Halverson, Wilts, Dahlby, King, and Peloquin

6. Case Name: 8950 Earhart Lane SW (Rezoning)
RZNE-024874-2017 Case Manager: Vern Zakostelecky

A public hearing was held to consider a Rezoning from A, Agriculture Zone District to C-3, Regional Commercial Zone District as requested by Jacob Hahn (Applicant).

No objectors were present and no written objections were filed.

After discussion, Commissioner Dahlby made a motion to approve the change of zone. Commissioner King seconded the motion.

Result: Approved

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7. **Case Name:** 1031 5th Avenue SE (Rezoning)  
*RZNE-024794-2017; Case Manager: Vern Zakostelecky*

A public hearing was held to consider a Rezoning from R-3D, Two Family Residence Zone District to RMF-2, Multiple Family Residence Zone District without a Preliminary Site Development Plan as requested by St. John of the Catholic Worker Community of CR Ia., Inc. (Applicant/Titleholder)

No objectors were present and no written objections were filed.

After discussion, Commissioner Peloquin made a motion to approve the change of zone. Commissioner Wilts seconded the motion.

Result: **Approved**

5 Ayes, Commissioners Halverson, Wilts, Dahlby, King, and Peloquin

8. **Review and recommendation for approval of the Northwest Neighborhood Action Plan.**  
*Presenter: Seth Gunnerson*

After discussion, Commissioner Dahlby made a motion to approve the Northwest Neighborhood Action Plan. Commissioner Wilts seconded the motion.

Result: **Approved**

5 Ayes, Commissioners Halverson, Wilts, Dahlby, King, and Peloquin

9. **ReZone Cedar Rapids Update**  
*Presenter: Seth Gunnerson*

Seth Gunnerson presented and informed the Commission about the Community Issues, Timeline, and Next Steps for the ReZone Cedar Rapids project.

The meeting was adjourned at 4:07pm  
Respectfully Submitted,

Dani Blin, Administrative Assistant  
Development Services Department

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