MINUTES OF
CITY PLANNING COMMISSION MEETING
Thursday, July 20, 2017@ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Members Present:  Jim Halverson, Chair
Samantha Dahlby
Virginia Wilts
Anthony Brown
Karl Cassell
Kim King
Lisa Peloquin
Richard Pankey
Amy Homan

Members Absent:  Karl Cassell

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

CD Staff:  Seth Gunnerson, Planner

Call Meeting to Order

The meeting was called to order at 3:02p.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 eight (8) 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 June 29, 2017 meeting stand approved.

B. Adoption of the Agenda

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 Dani Blin at 319 286-5780 or email da.blin@cedar-rapids.org as soon as possible but no later than 48 hours before the event.
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:** 715 First Avenue SW  (Conditional Use)  
   **COND-024985-2017 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 as requested by Ronald J Godwin Trust (Titleholder).

   No objectors were present and no written objections were filed.

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

   Result: Approved
   8 Ayes, Commissioners Halverson, Brown, Dahlby, Wilts, King, Peloquin, Pankey, and Homan

2. **Case Name:** 1140 Park Place NE  (Conditional Use)  
   **COND-025096-2017 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 as requested by Apple REIT Companies, Amy Kramer (Applicant).

   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
   8 Ayes, Commissioners Halverson, Brown, Dahlby, Wilts, King, Peloquin, Pankey, and Homan

3. **Case Name:** 34 43rd Avenue SW  (Rezoning)  
   **RZNE-025037-2017 Case Manager: Dave Houg**

   A public hearing was held to consider a change of zone from I-2, General Industrial Zone District to I-1, Light Industrial Zone District as requested by Beeline Product Corp, Valerie Burns (Applicant).

   No objectors were present and no written objections were filed.
After discussion, Commissioner Pankey made a motion to approve the Rezoning. Commissioner Brown seconded the motion.

Result: Approved
8 Ayes, Commissioners Halverson, Brown, Dahlby, Wilts, King, Peloquin, Pankey, and Homan

4. Case Name: 411 6th Street SW (Rezoning)  
RZNE-025062-2017 Case Manager: Dave Houg

A public hearing was held to consider a change of zone from R-TN, Traditional Neighborhood Residence Transitional Zone District to RMF-2, Residential Multi-family Zone District as requested by NewBo Development Group, LLC (Applicant).

Three objectors were present; no written objections were filed.

After discussion, Commissioner Brown made a motion to approve the Rezoning. Commissioner Peloquin seconded the motion.

Result: Approved
6 Ayes, Commissioners Halverson, Brown, Wilts, King, Peloquin, and Homan
2 Nays, Commissioners Dahlby and Pankey

5. Case Name: Vacant Lot North of Ellis Road and West of Covington Road NW (Preliminary Plat)  
PRPT-025075-2017 Case Manager: Jim Greene

A public hearing was held to consider a Preliminary Plat for Country Ridge Third Addition in an R-3, Single Family Residence Zone District as requested by Hall & Hall Engineers, Susan Fornash (Applicant) and Midwest Development Company (Titleholder).

No objectors were present and no written objections were filed.

After discussion, Commissioner King made a motion to approve the Preliminary Plat. Commissioner Homan seconded the motion.

Result: Approved
8 Ayes, Commissioners Halverson, Brown, Dahlby, Wilts, King, Peloquin, Pankey, and Homan

The meeting was adjourned at 3:36pm
Respectfully Submitted,

Dani Blin, Administrative Assistant
Development Services Department

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