MINUTES OF
CITY PLANNING COMMISSION MEETING
Thursday, October 12, 2017@ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

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

Members Absent: Lisa Peloquin

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

CD Staff: Seth Gunnerson, Planner
Anne Russett, Planner

Call Meeting to Order

The meeting was called to order at 3:00 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 Seven (7) 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 September 21, 2017. Minutes 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-rapid.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.

1. Case Name: 8500 Council Street NE (Conditional Use) 
   COND-025273-2017; Case Manager: Dave Houg
   A public hearing was held to consider a Conditional Use a skilled nursing facility in an R-3, Single Family Residence Zone District as requested by Unity Point Health (Applicant) and Ervin Enterprises, LLC. (Titleholder).
   No objectors were present and no written objections were filed.
   After discussion, Commissioner Pankey made a motion to approve the Conditional Use. Commissioner Homan seconded the motion.
   Result: Approved
   Commissioner Cassell recused himself from this vote.
   6 Ayes, Commissioners Halverson, King, Wilts, Pankey, Dahlby, and Homan

2. Case Name: 8500 Council Street NE (Preliminary Plat)
   PRPT-025569-2017; Case Manager: Dave Houg
   A public hearing was held to consider a Preliminary Plat for North Council Addition in an R-3, Single Family Residence Zone District as requested by Schnoor-Bonifazai Engineering and Surveying (Applicant).
   No objectors were present and no written objections were filed.
   After discussion, Commissioner Wilts made a motion to approve the Preliminary Plat. Commissioner Dahlby seconded the motion.
   Result: Approved
   Commissioner Cassell recused himself from this vote.
   6 Ayes, Commissioners Halverson, King, Wilts, Pankey, Dahlby, and Homan

3. Case Name: 3010 Johnson Avenue NW (Rezoning)
   RZNE-025536-2017; Case Manager: Kirsty Sanchez
   A public hearing was held to consider a Rezoning from R-2, Single Family Residence Zone District, to R-3D, Two Family Residence Zone District as requested by Keith Billick (Applicant).
   Two objectors were present. No written objections were filed.

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After discussion, Commissioner Cassell made a motion to approve the Rezoning. Commissioner Pankey seconded the motion.

Result: Approved
7 Ayes, Commissioners Halverson, Cassell, King, Wilts, Pankey, Dahlby, and Homan

4. **Case Name: 55 Miller Ave SW**  
   **(Rezoning)**  
   **RZNE-025542-2017; Case Manager: Vern Zakostelecky**  

   A public hearing was held to consider a Rezoning from C-2, Community Commercial Zone District, to RMF-1, Residential Multi-Family Zone District as requested by The Woda Group, Inc, (Applicant) and Four Oaks Family and Children’s Services.

   No objectors were present and no written objections were filed.

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

   Result: Approved
7 Ayes, Commissioners Halverson, Cassell, King, Wilts, Pankey, Dahlby, and Homan

5. **Case Name: 4805 J Street SW**  
   **(Rezoning)**  
   **RZNE-025572-2017; Case Manager: Vern Zakostelecky**  

   A public hearing was held to consider a Rezoning from I-2, General Industrial Zone District, to R-2, Single Family Residence Zone District as requested by Uriah Kreb (Applicant).

   No objectors were present and no written objections were filed.

   After discussion, Commissioner Dahlby made a motion to approve the Rezoning. Commissioner Cassell seconded the motion.

   Result: Approved
7 Ayes, Commissioners Halverson, Cassell, King, Wilts, Pankey, Dahlby, and Homan

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6. Case Name: South of Kirkwood Parkway and West of C Street SW (Rezoning)  
RZNE-025581-2017; Case Manager: Vern Zakostelecky

A public hearing was held to consider a Rezoning from C-3, Regional Commercial Zone District, to RMF-1, Multiple Family Residential Zone District as requested by Landover Corporation (Applicant).

No objectors were present and no written objections were filed.

After discussion, Commissioner King made a motion to approve the Rezoning. Commissioner Pankey seconded the motion.

Result: Approved  
7 Ayes, Commissioners Halverson, Cassell, King, Wilts, Pankey, Dahlby, and Homan

7. ReZone Cedar Rapids Update  
    Presenter: Seth Gunnerson and Anne Russett, Community Development

Community Development staff provided an update on the comprehensive revisions to the City’s zoning ordinance, known as ReZone Cedar Rapids. Specifically, staff offered possible approaches to the topics of Complexity of Infill Development, Live/Work Units, and Low Impact Development. The staff’s presentation reviewed public survey results, focused on definitions, and informed the Commission of an upcoming public Open House to educate citizens about ReZone Cedar Rapids on October 17th at 4:30 at NewBo City Market.

The Commissioners encouraged Community Development Staff to help developers with density solutions and provide examples of communities with form based code.

The meeting was adjourned at 4:10pm  
Respectfully Submitted,

Dani Blin, Administrative Assistant  
Development Services Department