MINUTES OF
CITY PLANNING COMMISSION MEETING
Thursday, November 2, 2017@ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

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

Members Absent:

DSD Staff:  Dave Houg, Plats & Zoning Conditions Coordinator
            Kirsty Sanchez, Project Planner
            Dani Blin, Administrative Assistant

CD Staff:  Bill Micheel, Assistant Director, Community Development
            Anne Russett, Planner III

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 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 October 12, 2017 minutes 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 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.
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.

1. **Case Name:** 2415 River Bluff Drive NW (Preliminary Site Development Plan)  
**PSDP-025652-2017; Case Manager: Dave Houg**

A public hearing was held to consider a Preliminary Site Development Plan for a multi-family development in an RMF-2, Multiple Family Residence Zone District as requested by CRB Housing Cooperative, Inc. (Applicant).

One objector was present. No written objections were filed.

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

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

2. **Case Name:** South side of Kirkwood Parkway SW & West of C Street SW (Rezoning)  
**RZNE-025644-2017; Case Manager: Kirsty Sanchez**

A public hearing was held to consider a Rezoning from C-3. Regional Commercial Zone District to RMF-2, Residential Multi-Family Residence District as requested by The Villas at Kirkwood, LLC (Applicant).

No objectors were present and no written objections were filed.

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

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

3. **Zoning Code Amendment – Fireworks Sales**  
**Presenter: Anne Russett, Community Development**

No objectors were present and no written objections were filed.

After discussion, Commissioner Peloquin made a motion to approve the Zoning Code Amendment for Fireworks. Commissioner Cassell seconded the motion.

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

4. ReZone Cedar Rapids Update  
Presenter: 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. Staff, at the request of the Commission, provided additional information on the following items:

   a. Community concern regarding rezonings.
   b. Update on stakeholder outreach and feedback.
   c. Information on how other Planning Commissions are involved in the implementation of Form Base Regulations.

The meeting was adjourned at 3:45pm
Respectfully Submitted,

Dani Blin, Administrative Assistant
Development Services Department