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 November 2, 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.

1. **Case Name:** Vacant land East of 16th Avenue SE Extension & South of 5th Street SE  
   (Rezoning)  
   RZNE-025770-2017; Case Manager: Kirsty Sanchez

   A public hearing was held to consider a Rezoning from R-3D, Two Family Residence Zone District and I-2, General Industrial Zone District to C-3, Regional Commercial Zone District as requested by Hatch Development Group (Applicant) and St. Wenceslaus Church (Titleholder).

   No objectors were present and no written objections were filed.

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

   Result: Approved  
   5 Ayes, Commissioners Halverson, Pankey, Dahlby, Peloquin, and Homan

2. **Case Name:** 6420 Rockwell Drive NE  
   (Rezoning)  
   RZNE-025774-2017; Case Manager: Dave Houg

   A public hearing was held to consider a Rezoning from O-S, Office/Service Zone District to RMF-1, Residential Multi-Family Zone District as requested by Anthony Properties Realty, Inc. (Applicant) and Ridgemount Land Investors, L.C. (Titleholder).

   No objectors were present. One written objection was filed.

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

   Result: Approved  
   5 Ayes, Commissioners Halverson, Pankey, Dahlby, Peloquin, and Homan

3. **Case Name:** 6025 Ridgemount Drive NE  
   (Rezoning)  
   RZNE-025775-2017; Case Manager: Dave Houg

   A public hearing was held to consider a Rezoning from C-2, Community Commercial to RMF-1, Residential Multi-Family Zone District as requested by Anthony Properties Realty, Inc. (Applicant) and Barb Eganhouse (Titleholder).
No objectors were present and no written objections were filed.

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

Result: Approved
5 Ayes, Commissioners Halverson, Pankey, Dahlby, Peloquin, and Homan

4. **Case Name:** 2850 16th Avenue SW  (Preliminary Site Development Plan)  
**PSDP-025309-2017; Case Manager: Dave Houg**

A public hearing was held to consider a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by D & D Real Estate Holdings, LC (Applicant)

No objectors were present and no written objections were filed.

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

Result: Approved
5 Ayes, Commissioners Halverson, Pankey, Dahlby, Peloquin, and Homan

5. **Consideration regarding conformity of the proposed 20th Ave SW Urban Renewal Area Plan with EnvisionCR, the City’s Comprehensive Plan**

**Presenter: Caleb Mason, Community Development**

Background information was presented concerning the initiation of proceedings by the City Council to establish the 20th Avenue SW Urban Renewal Area Plan. After the Urban Renewal Plan was reviewed, Staff presented key plan objectives, key plan activities, and reviewed Goals of EnvisionCR.

After discussion, Commissioner Peloquin made a motion finding the proposed Urban Renewal Plan for 20th Avenue SW consistent with the City’s Comprehensive Plan, EnvisionCR. Commissioner Pankey seconded the motion.

Result: Approved
5 Ayes, Commissioners Halverson, Pankey, Dahlby, Peloquin, and Homan

6. **Consideration regarding the conformity of the proposed Muirfield SW Urban Renewal Plan with EnvisionCR, the City’s Comprehensive Plan**

**Presenter: Caleb Mason, Community Development**

Background information was presented concerning the initiation of proceedings by the City Council to establish the Muirfield SW Urban Renewal Area Plan. After the Urban Renewal Plan was reviewed, Staff presented key plan objectives, key plan activities, and reviewed Goals of EnvisionCR.

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 286-5780 or email da.blin@cedar-rapids.org as soon as possible but no later than 48 hours before the event.
After discussion, Commissioner Peloquin made a motion finding the proposed Urban Renewal Plan for Muirfield SW consistent with the City’s Comprehensive Plan, EnvisionCR. Commissioner Pankey seconded the motion.

Result: Approved
5 Ayes, Commissioners Halverson, Pankey, Dahlby, Peloquin, and Homan

7. CPC Work Plan
   Presenter: Seth Gunnerson, Community Development

   Staff reviewed the 2018 City Planning Commission Work plan. This included an overview of the Charter, Vision, Goals, and Process of the Commission. Staff also informed the Commission of some training opportunities, especially concerning Form Based Code.

   Collectively, the Commission decided to take action on this item during the next City Planning Commission meeting.

The meeting was adjourned at 3:56pm
Respectfully Submitted,

Dani Blin, Administrative Assistant
Development Services Department