MINUTES OF
CITY PLANNING COMMISSION MEETING
Thursday, April 5, 2018@ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Members Present: Jim Halverson, Chair
Lisa Peloquin
Kim King
Amy Homan
Virginia Wilts
Allen Witt

Members Absent: Richard Pankey, Samantha Dahlby, Karl Cassell

DSD Staff: Dave Houg, Development Services Specialist
Vern Zakostelecky
Dani Blin, Administrative Assistant

CD Staff: Seth Gunnerson, Planner

Call Meeting to Order

The meeting was called to order at 3:00p.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 Six (6) 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 February 22, 2018 meeting 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.

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.
1. **Case Name:** 1301 3rd Street SE  
(Conditional Use)  
**COND-026342-2018; Case Manager: Dave Houg**

A public hearing was held to consider a Conditional Use for a display in a C-3, Regional Commercial Zone District as requested by Beth DeBoom (Applicant).

No objectors were present. No written objections were filed.

After discussion, Commissioner Homan made a motion to approve the Conditional Use. Commissioner Witt seconded the motion.

Result: Approved  
6 Ayes, Commissioners Halverson, King, Peloquin, Homan, Wilts, and Witt

2. **Case Name:** 1502 H Avenue NE  
(Conditional Use)  
**COND-026393-2018; Case Manager: Dave Houg**

A public hearing was held to consider a Conditional Use for an outdoor service area in a C-2, Community Commercial Zone District as requested by J.M. O’Malleys (Applicant) and Blarneys, Inc. (Titleholder).

No objectors were present. No written objections were filed.

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

Result: Approved  
6 Ayes, Commissioners Halverson, King, Peloquin, Homan, Wilts, and Witt

3. **Case Name:** 2833 Blairs Ferry Road NE  
(Conditional Use)  
**COND-026647-2018; Case Manager: Dave Houg**

A public hearing was held to consider a Conditional Use for an outdoor service area in a C-2, Community Commercial Zone District as requested by Mealhow Construction (Applicant) and MOB Associates (Titleholder).

No objectors were present. No written objections were filed.

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

Result: Approved  
6 Ayes, Commissioners Halverson, King, Peloquin, Homan, Wilts, and Witt

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.
4. **Case Name:** 765 Boyson Road NE  
   *(Rezoning)*
   
   **RZNE-026379-2018; Case Manager: Dave Houg**
   
   A public hearing was held to consider a Rezoning from O-S, Office-Service Zone District to PUD-2, Planned Unit Development Two as requested by Boyson Road Development, LLC (Applicant)
   
   No objectors were present. No written objections were filed.
   
   After discussion, Commissioner Witt made a motion to approve the Rezoning. Commissioner Wilts seconded the motion.
   
   Result: Approved  
   6 Ayes, Commissioners Halverson, King, Peloquin, Homan, Wilts, and Witt

5. **Case Name:** 1525 Hollywood Boulevard NE  
   *(Rezoning)*
   
   **RZNE-026384-2018; Case Manager: Dave Houg**
   
   A public hearing was held to consider a Rezoning from R-3 Single Family Residence Zone District, to R-3D. Two Family Residence Zone District as requested by Adam Stradt (Applicant).
   
   Three objectors were present. One written objection was filed and one petition of objection was filed.
   
   After discussion, Commissioner Witt made a motion to approve the Rezoning. Commissioner Homan seconded the motion.
   
   Result: Approved  
   6 Ayes, Commissioners Halverson, King, Peloquin, Homan, Wilts, and Witt

6. **Case Name:** 555 French Court SW  
   *(Rezoning)*
   
   **RZNE-026380-2018; Case Manager: Vern Zakostelecky**
   
   A public hearing was held to consider a Rezoning from C-3, Regional Commercial Zone District to I-1, Light Industrial Zone District as requested by A First Class Solution Truck Wash, LLC (Applicant).
   
   No objectors were present. No written objections were filed.
   
   After discussion, Commissioner Wilts made a motion to approve the Rezoning. Commissioner Homan seconded the motion.
   
   Result: Approved  
   6 Ayes, Commissioners Halverson, King, Peloquin, Homan, Wilts, and Witt

*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.*
The meeting was adjourned at 4:40 pm
Respectfully Submitted,

Dani Blin, Administrative Assistant
Development Services Department