MINUTES OF
CITY PLANNING COMMISSION MEETING
Thursday, April 26, 2018 @ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Members Present: Richard Pankey
                Karl Cassell
                Kim King
                Samantha Dahlby
                Amy Homan
                Allen Witt

Members Absent: Jim Halverson, Virginia Wilts, Lisa Peloquin

DSD Staff: Dave Houg, Development Services Specialist
           Kirsty Sanchez, Program Administrator
           Varsha Borde, Zoning Coordinator
           Dani Blin, Administrative Assistant

CD Staff: Seth Gunnerson, 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 Six (6) Commissioners present.

A. Approval of the Minutes

Commissioner Pankey called for any additions or corrections to the minutes. Commissioner Pankey stated with no additions or corrections, the minutes from the April 5, 2018 meeting stand approved.

B. Adoption of the Agenda

Commissioner Pankey called for any additions or corrections to the agenda. Commissioner Pankey stated with no additions or corrections, the agenda stands approved.
1. **Case Name:** 804 44th Street SE  
**FLUMA-026110-2018; Case Manager: Kirsty Sanchez**

A public hearing was held to consider a Future Land Use Map Amendment from U-LL, Urban Large Lot to U-MI, Urban Medium Intensity as requested by Michael Odell (Applicant).

Four objectors were present. One written objection was filed.

After discussion, Commissioner Homan made a motion to approve the Future Land Use Map Amendment. Commissioner Dahlby seconded the motion.

Result: Approved
4 Ayes, Commissioners Cassell, Homan, Dahlby, and Witt
2 Nays, Commissioners Pankey and King

2. **Case Name:** 804 44th Street SE  
**RZNE-026069-2018; Case Manager: Kirsty Sanchez**

A public hearing was held to consider a Rezoning from R-1, Single Family Residence Zone District to I-1, Light Industrial Zone District as requested by Michael Odell (Applicant).

Four objectors were present. One written objection was filed.

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

Result: Denied
5 Ayes, Commissioners Pankey, King, Cassell, Homan, and Dahlby
1 Nay, Commissioner Witt

3. **Case Name:** 1700 4th Avenue SE  
**COND-026399-2018; Case Manager: Dave Houg**

A public hearing was held to consider a Conditional Use for a daycare in the R-3, Single Family Residence Zone District as requested by Jane Simonson (Applicant) and Affordable Housing Network, Inc. (Titleholder).

No objectors were present. No written objections were filed.

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

Result: Approved
6 Ayes, Commissioners Pankey, King, Cassell, Homan, Dahlby, and Witt
4. **Case Name:** 1100 3rd Street SE (Conditional Use)  
*COND-026747-2018; Case Manager: Dave Houg*

A public hearing was held to consider a Conditional Use for an outdoor service area in the C-3, Regional Commercial Zone District as requested by NewBo City Market (Applicant).

No objectors were present. No written objections were filed.

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

Result: Approved  
6 Ayes, Commissioners Pankey, King, Cassell, Homan, Dahlby, and Witt

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5. **Case Name:** Vacant Lot 1533 E Avenue NW (Rezoning)  
*RZNE-026734-2018; 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 Charles and JoAnn Scheer (Applicant) and Allan Development Company (Titleholder).

No objectors were present. No written objections were filed.

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

Result: Approved  
6 Ayes, Commissioners Pankey, King, Cassell, Homan, Dahlby, and Witt

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6. **Case Name:** 1400 1st Avenue NE (Preliminary Site Development Plan)  
*PSDP-026753-2017; Case Manager: Kirsty Sanchez*

A public hearing was held to consider a Preliminary Site Development Plan for a mixed use development in the C-3, Regional Commercial Zone District as requested by Legacy Capital Group, LLC (Applicant) and H & V Development, LLC (Titleholder).

One objectors were present. No written objections were filed.

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

Result: Approved  
6 Ayes, Commissioners Pankey, King, Cassell, Homan, Dahlby, and Witt

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*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 Cassell left the meeting at 4:49pm

7. Case Name: 801 60th Avenue SW (Rezoning)
RZNE-026741-2018; Case Manager: Varsha Borde

A public hearing was held to consider a Rezoning from I-1, Light Industrial Zone District to R-1, Single Family Residential Zone District as requested by Doug Flickinger (Applicant).

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

Result: Approved
5 Ayes, Commissioners Pankey, King, Homan, Dahlby, and Witt

The meeting was adjourned at 4:53 pm
Respectfully Submitted,

Dani Blin, Administrative Assistant
Development Services Department