Call Meeting to Order

The meeting was called to order at 3:17p.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 Pankey called for any additions or corrections to the minutes. Commissioner Halverson stated with no additions or corrections, the minutes from the April 26, 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.
1. **Case Name:** 555 Gateway Place SW  
   *(Conditional Use)*  
   **COND-026763-2018; 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 Knapp Design Build, Inc. (Applicant) and Kim Kwang (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
   **5 Ayes, Commissioners Jim Halverson, Richard Pankey, Kim King, Allen Witt, Lisa Peloquin**

2. **Case Name:** 215 21st Avenue SW  
   *(Conditional Use)*  
   **COND-026764-2018; 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 St. Ludmila Catholic Church (Applicant).

   No objectors were present. No written objections were filed.

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

   **Result:** Approved
   **5 Ayes, Commissioners Jim Halverson, Richard Pankey, Kim King, Allen Witt, Lisa Peloquin**

3. **Case Name:** 2275 16th Avenue SW  
   *(Conditional Use)*  
   **COND-026917-2018; Case Manager: Dave Houg**

   A public hearing was held to consider a Conditional Use for a contractor shop and yard warehousing in the C-3, Regional Commercial Zone District as requested by Patrick and Delores Nalley (Titleholder).

   No objectors were present. No written objections were filed.

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

   **Result:** Approved
   **5 Ayes, Commissioners Jim Halverson, Richard Pankey, Kim King, Allen Witt, Lisa Peloquin**

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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.*
4. **Case Name:** 1627 B Avenue NE  
**COND-026954-2018; Case Manager: Dave Houg**

A public hearing was held to consider a Conditional Use for an assisted living facility in the R-3D, Two Family Residence Zone District as requested by Hope Community Development Association (Applicant).

No objectors were present. No written objections were filed.

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

Result: Approved  
5 Ayes, Commissioners Jim Halverson, Richard Pankey, Kim King, Allen Witt, Lisa Peloquin

5. **Case Name:** 818 1st Ave NW  
**RZNE-026739-2018; Case Manager: Kirsty Sanchez**

A public hearing was held to consider a Rezoning from I-1, Light Industrial Zone District to C-3, Regional Commercial Zone District as requested by Jakobsen Enterprises (Applicant).

No objectors were present. No written objections were filed.

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

Result: Approved  
5 Ayes, Commissioners Jim Halverson, Richard Pankey, Kim King, Allen Witt, Lisa Peloquin

6. **Case Name:** 605 Boyson Road NE  
**RZNE-026864-2018; Case Manager: Kirsty Sanchez**

A public hearing was held to consider a Rezoning from O-S, Office-Service Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Midwest Development Co. (Applicant) and Boyson Road Development, LLC (Titleholder).

One objector was present. No written objections were filed.

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

Result: Approved  
5 Ayes, Commissioners Jim Halverson, Richard Pankey, Kim King, Allen Witt, Lisa Peloquin
7. **Case Name:** SW of Williams Blvd, NE of Hwy 30, E of Edgewood Road  
   *(Future Land Use Map Amendment)*
   
   **FLUMA-026883-2018; Case Manager: Vern Zakostelecky**

   A public hearing was held to consider a Future Land Use Map Amendment from U-HI, Urban High Intensity to U-MI, Urban Medium-Intensity as requested by Todd Wood (Applicant) and Bellon-Africa Family Farm, LLC & Terra Enterprises, LLC and JPM Enterprises, Inc. (Titleholder).

   Two objectors were present. No written objections were filed.

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

   Result: Approved
   5 Ayes, Commissioners Jim Halverson, Richard Pankey, Kim King, Allen Witt, Lisa Peloquin

8. **Case Name:** SW of Williams Blvd, NE of Hwy 30, E of Edgewood Road  
   *(Rezoning)*
   
   **RZNE-026347-2018; Case Manager: Vern Zakostelecky**

   A public hearing was held to consider a Rezoning from A, Agriculture Zone District to RMF-1, Residential Multi-Family Zone District and C-3, Regional Commercial Zone District as requested by Todd Wood (Applicant) and Bellon-Africa Family Farm, LLC & Terra Enterprises, LLC and JPM Enterprises, Inc. (Titleholder).

   Two objectors were present. No written objections were filed.

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

   Result: Approved
   5 Ayes, Commissioners Jim Halverson, Richard Pankey, Kim King, Allen Witt, Lisa Peloquin

The meeting was adjourned at 4:12 pm
Respectfully Submitted,

Dani Blin, Administrative Assistant
Development Services Department

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