CALL MEETING TO ORDER

The meeting was called to order at 3:00 p.m.

OPENING STATEMENTS

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 Seven (7) 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 August 9, 2018 meeting stand approved.

B. ADOPTION OF THE AGENDA

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 Pankey called for any additions or corrections to the agenda. Commissioner Pankey stated with no additions or corrections, the agenda stands approved.

C. Action Items

1. **Case Name:** 248 18th Street NW  
   **(Rezoning)**  
   **RZNE-027424-2018; Case Manager: Dave Houg**  

   A public hearing was held to consider a Rezoning R-3, Single Family Residence Zone District to C-2, Community Commercial as requested by Hy-Vee, Inc. (Applicant).

   Five objectors were present. No written objections were filed.

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

   Result:  Approved  
   5 Ayes, Commissioners Pankey, Halverson, Cassell, King, Homan  
   2 Nays, Commissioners Peloquin and Dahlby

2. **Case Name:** Vacant Land South of 16th Ave SW & Southwest of 18th St SW  
   **(Preliminary Plat)**  
   **PRPT-027112-2018; Case Manager: Vern Zakostelecky**  

   A public hearing was held to consider a Preliminary Plat for Whispering Pines 4th Addition as requested by Jerry’s Homes, Inc. (Applicant).

   No objector was present. No written objections were filed.

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

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

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3. **Case Name:** 1005 Blairs Ferry Road NE   (Preliminary Site Development Plan)  
**PSDP-027486-2018; Case Manager: Vern Zakostelecky**

A public hearing was held to consider a Preliminary Site Development Plan for a mixed-use building as requested by Hunter Companies, LC (Applicant).

One objector was present. No written objections were filed.

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

Result: Approved
5 Ayes, Commissioners Pankey, King, Peloquin, Dahlby, Homan
Commissioner Cassell recused himself from this item.

4. **Case Name:** 1005 Blairs Ferry Road NE   (Rezoning)  
**RZNE-027485-2018; Case Manager: Vern Zakostelecky**

A public hearing was held to consider a Rezoning from I-1, Light Industrial Zone District to PUD-1, Planned Unit Development One Zone District as requested by Hunter Companies, LLC (Applicant).

One objector was present. No written objections were filed.

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

Result: Approved
5 Ayes, Commissioners Pankey, King, Peloquin, Dahlby, Homan
Commissioner Cassell recused himself from this item.

5. **Case Name:** 6545 4th Street SW   (Conditional Use)  
**COND-027493-2018; Case Manager: Dave Houg**

A public hearing was held to consider a Conditional Use for an outdoor game course in a C-3 Regional Commercial Zone District as requested by Ken Kramer (Titleholder) and Dragon’s Lair (Applicant)

No objector was present. No written objections were filed.

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

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

6. **Case Name:** 402 2nd Avenue SE   (Conditional Use)

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COND-027523-2018; Case Manager: Dave Houg

A public hearing was held to consider a Conditional Use for an outdoor service area in a C-4 Central Business Zone District as requested by The Palmer Building, LC (Applicant).

One objector was present. No written objections were filed.

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

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

7. Case Name: 1718 Center Point Road NE (Rezoning)  
RZNE-027524-2018; Case Manager: Dave Houg

A public hearing was held to consider a Rezoning from O-S, Office Service Zone District to R-3, Single Family Residence Zone District as requested by Jon Bond (Titleholder).

No objector was present. No written objections were filed.

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

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

The meeting adjourned at 4:57 pm
Respectfully Submitted,

Dani Blin, Administrative Assistant  
Development Services Department