MINUTES
CITY PLANNING COMMISSION MEETING
Thursday, April 4, 2019@ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Members Present: Jim Halverson
Richard Pankey
Kim King
Lisa Peloquin
Virginia Wilts
Amy Homan
Daniel Seufferlein
Samantha Dahlby
Karl Cassell

DSD Staff: Vern Zakostelecky, Zoning Administrator
Dave Houg, Development Services Specialist

CD Staff: Lauren Freeman, Program Coordinator

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

Nine (9) 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 21, 2019 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.

C. Action Items

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:** 0 Vacant Land Street SW  
   **PRPT-028526-2019; Case Manager: Vern Zakostelecky**

   A public hearing was held to consider a Preliminary Plat for Midwest Commerce Park Addition in an I-LI, Light Industrial District, as requested by Capital One Property, LLC (Applicant).

   No objectors were present. No written objections were filed.

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

   Result: Approved
   9 Ayes, Commissioners: Halverson, Pankey, Wilts, Homan, Peloquin, Seufferlein, King, Dahlby, Cassell

2. **Case Name:** 1600 E Avenue NE  
   **COND-028408-2019; Case Manager: Dave Houg**

   A public hearing was held to consider a Conditional Use for an Outdoor Service Area & Entertainment in a U-VG, Urban Village General District as requested by Tim Kindl (Applicant) and Premier Property Investment (Titleholder).

   No objectors were present. No written objections were filed.

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

   Result: Approved
   9 Ayes, Commissioners: Halverson, Pankey, Wilts, Homan, Peloquin, Seufferlein, King, Dahlby, Cassell

3. **Case Name:** 1531 32nd Street NE  
   **COND-028418-2019; Case Manager: Dave Houg**

   A public hearing was held to consider a Conditional Use for Tobacco Sales in a T-ML, Traditional Mixed Use Limited District as requested by Family Video Movie Club, Inc. (Titleholder) and Family Dollar stores of Iowa (Applicant).

   No objectors were present. No written objections were filed.

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

   Result: Approved
   9 Ayes, Commissioners: Halverson, Pankey, Wilts, Homan, Peloquin, Seufferlein, King, Dahlby, Cassell

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4. **Case Name:** 301 F Avenue NW  
**COND-028467-2019; Case Manager: Dave Houg**

A public hearing was held to consider a Conditional Use for an outdoor services area with live music in a U-NG, Urban Neighborhood General District as requested by Scott Pinter (Titleholder).

No objectors were present. No written objections were filed.

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

Result: Approved  
9 Ayes, Commissioners: Halverson, Pankey, Wilts, Homan, Peloquin, Seufferlein, King, Dahlby, Cassell

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5. **Case Name:** 1610 Blairs Ferry Road NE  
**RZNE-028529-2019; Case Manager: Dave Houg**

A public hearing was held to consider a Rezoning from S-RM1, Suburban Residential Medium Single Unit District and S-MC1, Suburban Mixed-Use Community Center District to I-LI, Light Industrial, as requested by Blairs Building, LLC (Titleholder).

No objectors were present. No written objections were filed.

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

Result: Approved  
9 Ayes, Commissioners: Halverson, Pankey, Wilts, Homan, Peloquin, Seufferlein, King, Dahlby, Cassell

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6. **Edgewood Town Center Urban Renewal Area Plan**  
**Presenter: Lauren Freeman**

Consideration regarding conformity of the proposed Amendment No. 1 to the Edgewood Town Center Urban Renewal Area Plan with the City’s Comprehensive Plan.

City Staff provided background details regarding the Edgewood Town Center Urban Renewal Area Plan Amendment and equally provided information URA Plan Specific Activities, including TIF.

Staff also reviewed the EnvisionCR Goals as it relates to this Plan and shared the timeline and next steps.
After discussion, Commissioner King made a motion to approve the amendment to the Edgewood Town Center Urban Renewal Area Plan. Commissioner Pankey seconded the motion.

Result: Approved
9 Ayes, Commissioners: Halverson, Pankey, Wilts, Homan, Peloquin, Seufferlein, King, Dahlby, Cassell

The meeting adjourned at 3:38 pm
Respectfully Submitted,

Dani Blin, Administrative Assistant
Development Services Department