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 seven (7) 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 August 29, 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.

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.
C. Action Items

1. **Case Name:** 804 5th Street SE (Conditional Use)
   
   **COND-029523-2019; Case Manager: Dave Houg**

   A public hearing was held to consider a Conditional Use for an outdoor service area in a U-NG, Urban Neighborhood General District as requested by ETO Construction (Applicant) and KN Properties 7, LLC (Titleholder).

   No objectors were present. No written objections were filed.

   After discussion, Commissioner Dahlby made a motion to approve the Conditional Use with the following conditions:

   1. The outdoor service area shall be clearly delineated by a fence, wall or similar feature that meets the design guidelines for the zone district. Chain link fence or temporary fencing shall not be permitted.
   2. The service area is subject to the licensing requirement of chapter 51 of the municipal code.
   3. Municipal code chapter 60a surveillance cameras for businesses requires installation of a video surveillance systems.

   Commissioner Langston seconded the motion.

   **Result:** Approved
   7 Ayes, Commissioners: Halverson, Langston, King, Dahlby, Wilts, Peloquin, Seufferlein

2. **Case Name:** 4201 42nd Street NE (Major Design Exception)
   
   **ADMD-029515-2019; Case Manager: Dave Houg**

   Consideration of a Major Design Exception for reduced setback in an S-MC, Suburban Mixed Use District as requested by 42nd and Edgewood LLC (Applicant).

3. **Case Name:** 4827 Dostal Court SW (Preliminary Plat)
   
   **PRPT-029527-2019; Case Manager: Vern Zakostelecky**

   A public hearing was held to consider a Preliminary Site Development Plan for Hawks Point 10th Addition in an S-RMF, Suburban Residential Medium Flex District as requested by Community Savings Bank (Applicant).

   No objectors were present. No written objections were filed.

   After discussion, Commissioner Peloquin made a motion to approve the Preliminary Plat with the following conditions:

   1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, for the lot(s) through which overland conveyance of the 100-year storm event will occur, the property owner shall provide certification by a civil engineer licensed in the State of Iowa

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verifying the runoff from the 100-year storm event can be conveyed through the site without damage to building structures, OR, The property owner shall provide a certification by a Civil Engineer or Land Surveyor licensed in the State of Iowa the drainage way has been constructed in accordance with drainage plans approved by the City.

2. The Developer shall maintain the public storm water detention basin(s) following acceptance of all maintenance bonds for a minimum of one year or until erosion and sediment control is established and accepted by the City. Following City acceptance and maintenance of said detention basin(s), the Developer will use all reasonable measures to protect detention basin(s) from sediment runoff and damage. All construction activities are subject to the Municipal Code Chapter 71 “Erosion and Sediment Control for Construction Sites” until such time that all disturbed areas are completely stabilized and developed. The Developer agrees to remove sediment from, reseed, and otherwise repair said detention basin should development related damage occur after the basin has been accepted by the City.

Commissioner Wilts seconded the motion.

Result: Approved
7 Ayes, Commissioners: Halverson, Langston, King, Dahlby, Wilts, Peloquin, Seufferlein

4. Case Name: 2311 33rd Avenue SW (Rezoning)
RZNE-029510-2019; Case Manager: Vern Zakostelecky

A public hearing was held to consider a Rezoning from A-AG, Agriculture to S-RLL, Suburban Residential Large Lot District as requested by Cynthia and David Guckenberger (Applicant).

No objectors were present. No written objections were filed.

After discussion, Commissioner King made a motion to approve the Rezoning with the following conditions:

1. Prior to issuance of a building permit for proposed Lot 2 a concept plan showing future development on the site to meet the minimum development standards of 2 dwelling unit per acre shall be submitted to the Development Services Department.

Commissioner Langston seconded the motion.

Result: Approved
7 Ayes, Commissioners: Halverson, Langston, King, Dahlby, Wilts, Peloquin, Seufferlein
5. **Case Name:** 1900 Stoney Point Road SW  
   **(Rezoning)**  
   RZNE-029481-2019; **Case Manager:** Dave Houg

   A public hearing was held to consider a Rezoning from S-RMF, Suburban Residential Medium Flex District to S-MC, Suburban Mixed Use Community Center District as requested by Stoney Point Meadows, LLC (Applicant).

   No objectors were present. No written objections were filed.

   After discussion, Commissioner Langston made a motion to approve the Rezoning with no conditions:

   Commissioner King seconded the motion.

   Result: Approved  
   7 Ayes, Commissioners: Halverson, Langston, King, Dahlby, Wilts, Peloquin, Seufferlein

6. **Nominations and Election of City Planning Commission Co-Chair.**

   After discussion, Commissioner Peloquin made a motion to nominate Commissioner Langston for the position of Co-Chair of the City Planning Commission.

   Commissioner Wilts seconded the motion.

   Result: Approved  
   7 Ayes, Commissioners: Halverson, Langston, King, Dahlby, Wilts, Peloquin, Seufferlein

The meeting adjourned at 3:23pm

Respectfully Submitted,

Dani Blin, Administrative Assistant  
Development Services Department