MINUTES
CITY PLANNING COMMISSION MEETING
Thursday, October 10, 2019 @ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Members Present:  Jim Halverson
                  Linda Langston
                  Samantha Dahlby
                  Virginia Wilts
                  Amy Homan

Members Absent:  Karl Cassell, Lisa Peloquin, Daniel Seufferlein, Kim King

DSD Staff:  Dave Houg, Zoning Coordinator
            Vern Zakostelecky, Zoning Administrator

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 Five (5) 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 September 19, 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

1. Case Name:  4301 Old River Road SW 
   (Conditional Use)
   COND-029591-2019; Case Manager: Dave Houg

A public hearing was held to consider a Conditional Use for a resource extraction and preparation in an A-AG, Agriculture District as requested by John P and Doris Moyna (Applicant).

Six objectors were present. No written objections were filed.

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

1. That adequate measures be taken to reduce noise, odor, and dust pollution, as may be required by state and local regulations.
2. Tree mitigation will be required.
3. Buffering shall be established and maintained in widths as depicted on the accompanying site exhibit.
4. Condition #5 of CU #94-12-014 is hereby rescinded (a requirement for dedication of sanitary sewer easements at such time as deemed necessary by the City Council).

Commissioner Wilts seconded the motion.

Result: Approved
5 Ayes, Commissioners: Halverson, Langston, Dahlby, Wilts, Homan,

2. Case Name:  10740 High Life Court SW 
   (Conditional Use)
   COND-029607-2019; Case Manager: Dave Houg

A public hearing was held to consider a Conditional Use truck and heavy equipment sales and service in a I-ILI, Light Industrial District as requested by Road Machinery & Supplies, Co (Applicant) and West Side Property 103, LLC (Titleholder).

No objectors were present. No written objections were filed.

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

1. Proposed improvements must be reviewed by the Eastern Iowa Airport & FAA.
2. This site shall be developed in compliance with the provisions of Chapter 32B Flood Plain Management Ordinance.
3. Any outdoor storage areas visible from any public street right-of-way shall be screened per Subsection 32.04.06.K. of the Zoning Ordinance.

Commissioner Homan seconded the motion.
3. **Case Name:** 4201 42nd Street NE  
(Major Design Exception)  
*ADMD-029515-2019; Case Manager: Dave Houg*

A public hearing was held to consider a Major Design Exception reduced front yard setback in an S-MC, Suburban Mixed Use Center District as requested by 42nd and Edgewood. LLC (Applicant).

No objectors were present. No written objections were filed.

After discussion, Commissioner Langston made a motion to approve the Major Design Exception with the following conditions:

1. Granting the request will allow the development of a proposed medical facility with required client parking and associated drives. Staff have no recommended conditions.

Commissioner Wilts seconded the motion.

Result: Approved  
5 Ayes, Commissioners: Halverson, Langston, Dahlby, Wilts, Homan,

4. **Case Name:** 3725 Center Point Road NE  
(Rezoning)  
*RZNE-029532-2019; Case Manager: Dave Houg*

A public hearing was held to consider a Rezoning from S-RM1, Suburban Residential Medium Single Unit District to T-ML, Traditional Mixed Use Limited District, as requested by PRK Williams Properties, LLC (Titleholder).

No objectors were present. No written objections were filed.

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

1. A Certificate of Occupancy must be obtained for the change of use prior to occupying the structure.

Commissioner Langston seconded the motion.

Result: Approved  
5 Ayes, Commissioners: Halverson, Langston, Dahlby, Wilts, Homan,

5. **Case Name:** 50 50th Avenue Drive SW  
(Rezoning)

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.
A public hearing was held to consider a Rezoning from S-MC, Suburban Mixed-Use Community Center District to I-GI, General Industrial District as requested by Cedar Valley Properties, LLC (Titleholder).

No objectors were present. No written objections were filed.

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

1. Right-of-way dedication may be required at the corner of Bowling Street and 50th Avenue Drive SW to construct public sidewalk. This will be determined during the administrative site plan design. Right-of-way dedication if required, shall occur prior to the issuance of building permits and will include an acquisition plat, deed and groundwater hazard statement.

Commissioner Wilts seconded the motion.

Result: Approved
5 Ayes, Commissioners: Halverson, Langston, Dahlby, Wilts, Homan,

6. Case Name: 6225 1st Avenue SW and 211 Atwood Drive SW
Future Land Use Amendment)

FLUMA-029557-2019; Case Manager: Vern Zakostelecky

A public hearing was held to consider a Future Land Use Map Amendment from U-MI, Urban Medium Intensity to P, Semi-Public and OS, Open Space to P, Semi-Public as requested by Cedar Rapids School District (Applicant) and City of Cedar Rapids (Titleholders).

No objectors were present. No written objections were filed.

After discussion, Commissioner Dahlby made a motion to approve the Future Land Use Map Amendment with no Conditions.

Commissioner Homan seconded the motion.

Result: Approved
5 Ayes, Commissioners: Halverson, Langston, Dahlby, Wilts, Homan,
A public hearing was held to consider a Rezoning from S-RM1, Suburban Residential Medium Single Unit District to P-IN, Public Institutional District and P-PO, Parks and Open Space District to P-IN, Public-Institutional District as requested by Cedar Rapids School District and City of Cedar Rapids (Titleholders). No objectors were present. No written objections were filed.

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

Commissioner Langston seconded the motion.

Result: Approved
5 Ayes, Commissioners: Halverson, Langston, Dahlby, Wilts, Homan,

8. Case Name: 3400 Edgewood Road NE (Rezoning) RZNE-029604-2019; Case Manager: Vern Zakostelecky

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 CoCoSaJe, LLC (Titleholder) and Red Cedar Square, LC (Applicant).

No objectors were present. No written objections were filed.

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

1. At the Administrative Plan stage a lighting plan with photometrics to demonstrate minimal lighting impact at property lines will be required. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street as per Subsection 32.04.07 of the Zoning Ordinance.
2. That prior to issuance of a temporary certificate of occupancy dumpster, garbage, or trash enclosure(s) shall be screened per Subsection 32.04.06.K.2.e. of the Zoning Ordinance.
3. That prior to approval of an Administrative Site Plan a tree mitigation plan shall be provided per the Zoning Ordinance, Subsection 32.04.06.C.2.
4. That prior to a final certificate of occupancy landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.04.06.
5. That prior to a final certificate of occupancy the Suburban Design Standards as specified in Subsection 32.04.05.D. shall be met.
6. That prior to a final certificate of occupancy ADA handicap parking needs to be provided per code.
7. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage (Subsection 32.04.08 are the sign regulations in the Zoning Ordinance).
8. That prior to a final certificate of occupancy site will need to comply with off-street parking requirement per the Zoning Ordinance, Subsection 32.04.02.

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.
9. That all parking spaces, drives, aisles, turnarounds, and loading areas be hard surfaced per provisions of the Zoning Ordinance, Subsection 32.04.02.L.
10. That prior to a final certificate of occupancy roof-mounted, wall-mounted and ground-mounted mechanical equipment shall be screened per Subsection 32.04.06.K. of the Zoning Ordinance.
11. Submittal of an Administrative Site Plan application shall include evidence of an acceptable shared access easement.
12. Prior to issuance of a foundation permit or building permit Parcel A, P.O.S. #1959 shall be combined with Lot 4 of Palmer 1st Addition so as to constitute a single tax parcel and zoning lot.
13. Prior to a final Certificate of Occupancy, the property owner shall be responsible to construct the 10' trail along Edgewood Road SW adjacent to this property. The CITY shall reimburse the property owner for the cost of materials for a 5’ wide portion of the 10’ wide trail. Concrete unit price to be reimbursed shall be consistent with City bid tabulations or Iowa Dept. of Transportation summary of awarded prices. Original copies of material quotes shall be provided prior to reimbursement.

Commissioner Langston seconded the motion.

Result: Approved
5 Ayes, Commissioners: Halverson, Langston, Dahlby, Wilts, Homan,

The meeting adjourned at 4:35 pm
Respectfully Submitted,

Dani Blin, Administrative Assistant
Development Services Department