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 October 10, 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:**  5101 16th Avenue SW  (Rezoning)  
*RZNE-029713-2019; Case Manager: Dave Houg*

A public hearing was held to consider a Rezoning from T-IM, Traditional Industrial Mixed Use District to I-L1, Light Industrial District as requested by Community Savings Bank (Titleholder) and Barry D Alger (Applicant).

No objectors were present. No written objections were filed.

After discussion, Commissioner Cassell 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 King seconded the motion.

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

2. **Case Name:**  1100 Center Point Road NE  (Rezoning)  
*RZNE-029701-2019; Case Manager: Dave Houg*

A public hearing was held to consider a Rezoning from T-ML, Traditional Mixed Use Limited District to T-IM, Traditional Industrial Mixed Use District as requested by MaryKate O’Reilly (Applicant).

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. A Certificate of Occupancy must be obtained for the change of use prior to occupying the structure.
2. All parking lot facilities need to be reconstructed to be entirely within the property as opposed to encroaching onto City right-of-way as currently exists.

Commissioner Wilts seconded the motion.

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

3. **Case Name:**  5115 N River Boulevard NE  (Preliminary Plat)

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A public hearing was held to consider a Preliminary Plat for River Ridge Square Third Addition as requested by New Buffalo Land Co, LLC (Titleholder).

No objectors were present. No written objections were filed.

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

1. AS PART OF FINAL PLAT SUBMITTAL TO CITY COUNCIL, the property owner shall be responsible to complete the following:
   A. Submittal to the City of a signed Public Improvements Petition and Assessment Agreement for street improvements in Ushers Ferry Road NE adjoining this site.
   B. Submittal to the City of a signed Agreement for Ownership and Maintenance of Private Sanitary Sewer/Water/Storm Sewer/Private Street improvements to be located on this site.
   C. Submittal to the City of a signed Agreement for Private Storm Water Management.

The City will provide a copies of the above noted agreement forms upon request by the property owner.

2. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to complete the following:
   A. Prior to the issuance of any certificate of occupancy, a professional civil engineer licensed in the State of Iowa shall certify in writing that the lowest as-built building opening elevation(s) on applicable Lot(s) are equal to or higher than the lowest allowable building opening elevation(s), or higher than the water surface elevation(s) of the overland conveyance of the 100-year storm water runoff, as stated on the approved improvement plans by the engineer of record.
   B. Construction of concrete sidewalk along North River Blvd NE and Ushers Ferry Road NE adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, City policy, ADA requirements, and improvement plans accepted by the City. The property owner may request deferral of the sidewalk installation requirement along Ushers Ferry Road NE if in accordance with the sidewalk installation policy.

Commissioner Langston seconded the motion.

Result: Approved
7 Ayes, Commissioners: Halverson, Langston, Cassell, King, Dahlby, Wilts, Seufferlein
4. **Case Name:** 5010 Council Street NE (Major Design Exception)  
   **Admd-029668-2019; Case Manager: Dave Houg**

A public hearing was held to consider a Major Design Exception for reduced street right of way separation in an S-MC, Suburban Mixed Use Center District as requested by SLB Real Estate Investors, LC  
   (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 no conditions:

Commissioner Wilts seconded the motion.

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

5. **Case Name:** 1028 and 1032 5th Street SE (Major Design Exception)  
   **ADMD-029700-2019; Case Manager: Dave Houg**

A public hearing was held to consider a Major Design Exception for reduced setbacks and lot width in a T-R1, Traditional Residential Single Unit District as requested by Joshua Bass  
   (Applicant)

Three objectors were present. No written objections were filed.

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

1. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.  
2. Subject property shall be platted per State and City platting regulations.

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

Commissioner Seufferlein seconded the motion.

- The meeting adjourned at 3:46 pm  
Respectfully Submitted,

Dani Blin, Administrative Assistant  
Development Services Department

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