Members Present: Jim Halverson
Linda Langston
Karl Cassell
Kim King
Virginia Wilts
Amy Homan
Daniel Seufferlein

Members Absent: Lisa Peloquin, Samantha Dahlby

DSD Staff: Sandy Pumphrey, Assistant Development Services Manager
Ken DeKeyser, Development Services Manager

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

Roll call was answered with Seven (7) Commissioners present.

A. 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.
B. Action Items

1. **Hawkeye Downs Urban Renewal Area Plan**  
   *Presenter: Lauren Freeman*

   Consideration regarding conformity of the proposed Hawkeye Downs Urban Renewal Area Plan with the City’s Comprehensive Plan

   After discussion, Commissioner Langston made a motion to approve the Hawkeye Downs Urban Renewal Area Plan.

   Commissioner Wilts seconded the motion.

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

2. **Case Name: Vacant Land West of Cole Street SE, South of Otis Avenue SE**  
   *(Future Land Use Amendment)*  
   *FLUMA-029594-2019; Case Manager: Sandy Pumphrey*

   A public hearing was held to consider a Future Land Use Map Amendment from U-LI, Urban Low Intensity to U-HI, Urban High Intensity as requested by Cargill, Incorporated (Applicant) and City of Cedar Rapids (Titleholder).

   14 objectors were present. No written objections were filed.

   After discussion, Commissioner Homan made a motion to approve the Future Land Use Map Amendment with no conditions:

   Commissioner Seufferlein seconded the motion.

   Result: Approved

   4 Ayes, Commissioners: Halverson, Langston, Homan, Seufferlein

   3 Nays, Commissioners: Cassell, King, Wilts
3. **Case Name:** Vacant Land West of Cole Street SE, South of Otis Avenue SE (Rezoning)  
*RZNE-029592-2019; Case Manager: Sandy Pumphrey*

A public hearing was held to consider a Rezoning from S-RLL, Suburban Residential Large Lot District to I-GI, General Industrial District as requested by Cargill, Incorporated (Applicant) and City of Cedar Rapids (Titleholder).

14 objectors were present. No written objections were filed.

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

1. The railyard shall operate within limited hours of operation (7am to 7pm Central Time, 7 days a week). Up to 10 exceptions to this each year shall be granted for unforeseen circumstances such as making up for inclement weather and operational breakdowns. Each instance of operations occurring outside of the standard hours shall be documented by the applicant, and the record made available to an enquirer upon request. Cargill will define the “exceptions” that may arise as part of their operation and will assign typical time estimates that would be required that correlate with those exceptions.

2. Noise shall be limited to levels outlined in noise report submitted as part of the application. Train horns shall be prohibited within the railyard, other than in an emergency situation.

3. A “quiet zone” will be established by the City at the crossing at Otis Road SE. All project costs associated with the quiet zone will be reimbursed by Cargill up to $400,000.

4. No DOT hazardous materials to be stored in railcars on site at any time. It is understood that insignificant quantities of ancillary chemicals such as spray cans of lubricant, epoxy paint for marking track areas, etc. may be present for minor maintenance activities at the facility.

5. Noise and visual mitigation in the form of a wall and/or berm to be installed prior to railyard operations commencing. The wall shall have aesthetic treatments and allow for a short break at a public street access to the facility’s parking lot.

6. Light pole height shall be limited to 30’ from finished grade. Yard lighting after operating hours shall be limited to providing security for the onsite office.

7. Proposed trees shall exceed 2.5” Diameter at Breast Height (DBH) at time of planting, and be in accordance with approved landscape plan.

8. Cargill will organize further collaborative public meetings (up to 4), prior to and throughout the construction of the proposed railyard.

9. A conservation easement will be established over the undeveloped area of Parcel A and filed with the Linn County Recorder.

Commissioner Seufferlein seconded the motion.

**Result:** 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.*
4 Ayes, Commissioners: Halverson, Homan, Wilts, Seufferlein

3 Nays, Commissioners: Cassell, King, Langston

The meeting adjourned at 7:39 pm
Respectfully Submitted,

Dani Blin, Administrative Assistant
Development Services Department

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