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 was answered with eight (8) Commissioners present.

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with one correction, the February 13, 2014 Minutes stand approved.

Commissioner Overland called for any additions or corrections to the agenda. Commissioner Overland stated with no additions or corrections, the agenda stands approved.

1. **Case Name 127 28th Street Drive SE; Case No: RZNE-007395-2013**

Commissioner Overland stated the first case was for property at 127 28th Street Drive SE for approval of a rezoning from R-2, Single Family Residence Zone District to O-S, Office/Service Zone District as requested by Cornerhouse Properties, LLC.

Mr. Mailander stated this request was for property at the corner of 28th Street and 2nd Avenue SE. The adjacent area was previously reviewed for a site development over a year ago. The property
was excluded from the previous proposal. It is currently a single family home and would need to be reviewed by HPC. A preliminary site development plan has not been submitted at this time and will return to this commission. Mr. Mailander showed a site location and aerial. Commissioner Overland noted that the rest of the block has been demolished. Mr. Mailander stated he had no further information.

Commissioner Knox-Seymour asked what it means for the HPC to review the property.

Mr. Mailander stated that the HPC would review the application and work with the owner to remove or save the property.

Commissioner Halverson asked when this was presented before had it been approved. Mr. Mailander stated it had been approved.

Commissioner Overland called for questions of Mr. Mailander. No further questions were presented.

Commissioner Overland called for a representative of the applicant.

Kristina Schoell, Ahmann Design/Cornerhouse Properties, 1641 Boyson Square Drive, Hiawatha, stated that she had met with HPC Members presented for demolition and took photographs as well as Habitat for Humanity. Cornerhouse Properties will donate several items to Habitat for Humanity. In addition Cornerhouse has contacted the City Fire Department to use this for a training exercise for demolition of the property in the spring.

Commissioner Overland called for questions of the applicant. No further questions were presented.

Commissioner Overland called for members of the public who wished to speak. None wished to speak.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the rezoning from R-2, Single Family Residence Zone District to O-S, Office/Service Zone District. Commissioner Thoms seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

2. **Case Name: 4719 J Street SW; Case No: RZNE-008132-2014**

Commissioner Overland said the second case is at 4719 J Street SW for approval of a rezoning from I-2, General Industrial Zone District to C-3, Regional Commercial Zone District as requested by American Baking Systems and Albert E. and Sonda K. Farrington.

Mr. Mailander stated this is a request to down zone a property from I-2 to C-3. The applicant would like to use the property for a test kitchen as well as a bakery. Mr. Mailander showed a site plan with no site changes to the building as well as an elevation of the building.
Commissioner Overland called for questions of Mr. Mailander. No questions were presented.

Commissioner Overland called for a representative of the applicant.

Mike Dryden, Ament Design, 625 32nd Avenue SW, Cedar Rapids and Al Farrington, American Baking Systems, 4080 Oak Valley Drive, NE, Cedar Rapids. Mr. Dryden stated the applicant wants to demo for potential buyers and test the equipment as well as be able to bake and sell the product. There are no plan changes to the site.

Mr. Farrington said there was a need to keep the equipment running on a daily basis for testing purposes. While keeping the equipment running they will bake items and sell the bakery in the building.

Commissioner Knox-Seymour asked for clarification.

Mr. Dryden said they will keep the equipment operational while baking for potential buyers to purchase the equipment. Bakery will then be set up in a retail section of the building.

Commissioner Overland called for members of the public who wished to speak. None wished to speak.

Commissioner Overland called for a motion. Commissioner Pankey made a motion to approve the rezoning from approval of a rezoning from I-2, General Industrial Zone District to C-3, Regional Commercial Zone District. Commissioner Wilts seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

3. **Case Name: 1424 B Avenue NE; Case No: RZNE-008354-2014**

Commissioner Overland said the third case is for property at 1424 B Avenue NE for rezoning from PUB, Public Zone District to RMF-2, Two Family Residence Zone District as requested by Coe College.

Mr. Mailander stated this redevelopment of the former City fire station which relocated to the new Central Fire Station. Coe College was selected and is redeveloping this building for student housing. The surrounding area is mostly owned by Coe College and there are no adjacent homes to this property. Mr. Mailander presented an aerial of the site and site plan which has no changes to the site.

Commissioner Overland called for questions of Mr. Mailander. No questions were presented.

Commissioner Overland called for a representative of the applicant.

Michael White, Coe College, 1220 1st Avenue, Cedar Rapids stated Coe will house 26 students in the building. Commissioner Overland stated he was happy that Coe is making good use of the
property. Commissioner Pankey also agreed. Mr. White stated the two existing bay doors will change to match the building to the left and maintain the historic character also.

Commissioner Overland called for questions of the applicant. No questions were presented.

Commissioner Overland called for members of the public who wished to speak. None wished to speak.

Commissioner Overland called for a motion. Commissioner Knox-Seymour made a motion to approve the rezoning from PUB, Public Zone District to RMF-2, Two Family Residence Zone District. Commissioner Dahlby seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

Commissioner Overland said that ended our regular cases for the day. The only other item was training opportunity of Introduction to Planning & Zoning working here in Cedar Rapids on April 14, 2014. Several Commission members signed up for this training opportunity.

Mr. Gunnerson stated the Open House and Kick Off for EnvisionCR which is the name of the Comprehensive Plan will be held Wednesday, March 26, 2014 at the National Czech & Slovak Museum & Library from 5:30 to 7:30. There will also be a session at 3:00 pm that afternoon for all Commission members with more focused discussion.

The meeting was adjourned at 3:20 p.m.

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning