MINUTES OF
CITY PLANNING COMMISSION MEETING
Thursday, August 10, 2017@ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Members Present: Jim Halverson, Chair
Samantha Dahlby
Lisa Peloquin
Richard Pankey
Amy Homan

Members Absent: Virginia Wilts
Kim King
Anthony Brown
Karl Cassell

DSD Staff: Vern Zakostelecky, Zoning Administrator
Dani Blin, Administrative Assistant

CD Staff: Seth Gunnerson, Planner
Anne Russett, Planner

Call Meeting to Order

The meeting was called to order at 3:01 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 July 20, 2017 meeting stand approved.

B. Adoption of the Agenda

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

1. **Case Name:** 217 7th Ave SW (Preliminary Site Development Plan)  
   *PSDP-025178-2017 Case Manager: Vern Zakostelecky*

   A public hearing was held to consider a Preliminary Site Development Plan in a RMF-2, Multiple Family Residence Zone District as requested by TWG Development, LLC, Sam Rogers (Applicant).

   No objectors were present and no written objections were filed.

   After discussion, Commissioner Peloquin made a motion to approve the Preliminary Site Development Plan. Commissioner Dahlby seconded the motion.

   Result: Approved  
   5 Ayes, Commissioners Halverson, Dahlby, Peloquin, Pankey, and Homan

2. **Case Name:** 2800 76th Ave SW (Rezoning)  
   *RZNE-025185-2017 Case Manager: Vern Zakostelecky*

   A public hearing was held to consider a change of zone from A, Agriculture Zone District to I-2, General Industrial Zone District as requested by Septagon Construction Co., Inc., Michael Russell (Applicant) and Swishport Farms, Inc., Phillip Hynek (Titleholder).

   No objectors were present and no written objections were filed.

   After discussion, Commissioner Peloquin made a motion to approve the Rezoning. Commissioner Dahlby seconded the motion.

   Result: Approved  
   5 Ayes, Commissioners Halverson, Dahlby, Peloquin, Pankey, and Homan

3. **Case Name:** Beringer Court NE (Preliminary Plat)  
   *PRPT-025032-2017 Case Manager: Chris Strecker*

   A public hearing was held to consider a Preliminary Plat for Stags Leap Estates Third Addition in an R-2, Single Family Residence Zone District as requested by Ament Design, Chad Macke (Applicant).

   No objectors were present and no written objections were filed.

   After discussion, Commissioner Homan made a motion to approve the Preliminary Plat. Commissioner Peloquin seconded the motion.

   Result: Approved

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4. Case Name: South of Wright Brothers Boulevard SW off Earhart Lane SW, East of I-380 (Preliminary Plat Name Change) 
*PRPT-024390-2017 Case Manager: Vern Zakostelecky*

A public hearing was held to consider a name change for the Preliminary Plat, A-J-B Addition to Wright Brothers Commerce Park Addition as requested by ForeFold Real Estate I, LLC and FH Development, LLC (Applicant).

No objectors were present and no written objections were filed.

After discussion, Commissioner Dahlby made a motion to approve the Preliminary Plat Name Change. Commissioner Peloquin seconded the motion.

Result: Approved 
5 Ayes, Commissioners Halverson, Dahlby, Peloquin, Pankey, and Homan

5. **ReZone Cedar Rapids Update**  
*Presenter: Seth Gunnerson and Anne Russett, Community Development*

Community Development staff provided an update on the comprehensive revisions to the City’s zoning ordinance, known as ReZone Cedar Rapids. Specifically, staff provided a detailed overview of Accessory Dwelling Units and “Missing Middle” Housing. The staff’s presentation outlined the goals of the project, focused on definitions, provided examples of housing types in each category, reviewed public survey results, and conveyed a preliminary timeline for the completion of the ReZone Cedar Rapids project.

The general consensus regarding the progression of the project from the Commissioners was positive and they look forward to additional updates in the upcoming City Planning Commission meetings.

The meeting was adjourned at 3:44pm

Respectfully Submitted,

Dani Blin, Administrative Assistant  
Development Services Department

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