MINUTES OF
CITY PLANNING COMMISSION MEETING
Thursday, September 21, 2017@ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Members Present: Jim Halverson, Chair
Lisa Peloquin
Richard Pankey
Amy Homan
Karl Cassell
Kim King

Members Absent: Virginia Wilts
Samantha Dahlby
Anthony Brown

DSD Staff: Vern Zakostelecky, Zoning Administrator
Dave Houg, Plats & Zoning Conditions Coordinator
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 six 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 August 10, 2017 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.

NEW BUSINESS

<table>
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<tr>
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<th>Case Name:</th>
<th>Address</th>
<th>Zoning District</th>
<th>Case Manager</th>
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<tbody>
<tr>
<td>1.</td>
<td>4400 6th Street SW</td>
<td>(Conditional Use)</td>
<td>C-3, Regional Commercial Zone District</td>
<td>Dave Houg</td>
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<td>COND-025355-2017</td>
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<td></td>
<td>4480 Blairs Ferry Road NE</td>
<td>(Rezoning)</td>
<td>R-1, Single Family Residence Zone District</td>
<td>Vern Zakostelecky</td>
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<td>RZNE-025270-2017</td>
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<td></td>
<td>3645 Stone Creek Circle SW</td>
<td>(Rezoning)</td>
<td>C-2, Community Commercial Zone District</td>
<td>Kirsty Sanchez</td>
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<td>RZNE-025366-2017</td>
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A public hearing was held to consider a Conditional Use for an outdoor service area in a C-3, Regional Commercial Zone District as requested by Ann Poe (Applicant) and All Iowa Agriculture Association (Titleholder).

No objectors were present and no written objections were filed.

After discussion, Commissioner Cassell made a motion to approve the Conditional Use. Commissioner King seconded the motion.

Result: Approved
6 Ayes, Commissioners Halverson, Cassell, King, Peloquin, Pankey, and Homan

A public hearing was held to consider a Rezoning from A, Agriculture Zone District to R-1, Single Family Residence Zone District as requested by Monarch Ridge, LLC (Titleholder).

No objectors were present; no written objections were filed.

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

Result: Approved
6 Ayes, Commissioners Halverson, Cassell, King, Peloquin, Pankey, and Homan

A public hearing was held to consider a Rezoning from C-1, Mixed Neighborhood Convenience Zone District to C-2, Community Commercial Zone District as requested by Cory Hodapp (Applicant) and Stone Creek Holdings, LLC (Titleholder).

No objectors were present; no written objections were filed.

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.
After discussion, Commissioner Pankey made a motion to approve the Rezoning. Commissioner Cassell seconded the motion.

Result: Approved
6 Ayes, Commissioners Halverson, Cassell, King, Peloquin, Pankey, and Homan

4. **Case Name:** 1224 5th Street SE  *(Preliminary Site Development Plan)*  
   **PSDP-025381-2017; Case Manager: Dave Houg**

   A public hearing was held to consider a Preliminary Site Development Plan in an R-3D, Two Family Residence Zone District as requested by St. Wenceslaus Church (Titleholder).

   No objectors were present; no written objections were filed.

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

   Result: Approved
6 Ayes, Commissioners Halverson, Cassell, King, Peloquin, Pankey, and Homan

5. **Case Name:** 4700 Johnson Avenue NW  *(Preliminary Site Development Plan)*  
   **PSDP-025431-2017; Case Manager: Dave Houg**

   A public hearing was held to consider a Preliminary Site Development Plan in a C-1, Mixed Neighborhood Convenience Zone District as requested by St. Marks United Methodist (Titleholder).

   One objector was present; no written objections were filed.

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

   Result: Approved
6 Ayes, Commissioners Halverson, Cassell, King, Peloquin, Pankey, and Homan

6. **Case Name:** Sierra Court 2nd Addition  *(Preliminary Plat)*  
   **PRPT-024870-2017; Case Manager: Kirsty Sanchez**

   A public hearing was held to consider a Major Preliminary Plat in a PUD-2, Planned Unit Development Zone District as requested by Sierra Development, Inc. (Applicant/Titleholder)

   No objectors were present; no written objections were filed.

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After discussion, Commissioner King made a motion to approve the Major Preliminary Plat. Commissioner Cassell seconded the motion.

Result: Approved
6 Ayes, Commissioners Halverson, Brown, Cassell, King, Peloquin, Pankey, and Homan

OLD BUSINESS

1. Case Name: 202 Blairs Ferry Road NE (Rezoning)

A public hearing was held to consider a request by KM Investments, LLC, owners of property located at 202 Blairs Ferry Road NE to delete Condition No. 3 of Ordinance No. 008-11 requiring establishment of a “50’ Frontage Road Easement” along the north property line.

No objectors were present; no written objections were filed.

After discussion, Commissioner Peloquin made a motion to approve the request to delete Condition No. 3 of Ordinance No. 008-11 requiring establishment of a “50’ Frontage Road Easement” along the north property line. Commissioner King seconded the motion.

Result: Approved
6 Ayes, Commissioners Halverson, Brown, Cassell, King, Peloquin, Pankey, and Homan

OTHER BUSINESS

1. 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 possible approaches for beekeeping, transitions between single-family neighborhoods and other land uses, and garage forward houses. The staff’s presentation 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 4:04pm
Respectfully Submitted,

Dani Blin, Administrative Assistant
Development Services Department

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