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 February 1, 2018 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.

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:** 2739 1st Avenue SE (Preliminary Site Development Plan)  
*PSDP-026125-2018; Case Manager: Dave Houg*

A public hearing was held to consider a Preliminary Site Development Plan for a financial institute in an O/S, Office/Service Zone District and C-2, Community Commercial Zone District as requested by Great Western Bank (Applicant) and Cornerhouse Properties (Titleholder).

No objectors were 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  
7 Ayes, Commissioners Halverson, King, Cassell, Peloquin, Homan, Dahlby, and Pankey

2. **Case Name:** 275 10th Street SE (Preliminary Site Development Plan)  
*PSDP-026124-2018; Case Manager: Vern Zakostelecky*

A public hearing was held to consider a Preliminary Site Development Plan for a medical office building and parking garage in a C-3, Regional Commercial Zone District as requested by PCI Regional Medical Pavilion (Applicant) and St. Luke’s Methodist Hospital (Titleholder).

No objectors were present. One written objection was filed.

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

Result: Approved  
6 Ayes, Commissioners Halverson, King, Peloquin, Homan, Dahlby, and Pankey  
Commissioner Cassell recused himself due to him being on the Board at St. Luke’s Methodist Hospital.

3. **Case Name:** 2800 West Post Road SW Manufactured/Mobile Home Park Development Plan  
*PSPD-026195-2018; Case Manager: Kirsty Sanchez*

A public hearing was held to consider a Preliminary Site Development Plan for a manufactured home park in an R-3, Single Family Residence Zone District with an RMH-O, Residential Manufactured Home Park Overlay as requested by Hames Homes (Applicant).

Four objectors were present. No written objections were filed.

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After discussion, Commissioner Peloquin made a motion to approve the Manufactured/Mobile Home Park Development Plan. Commissioner Dahlby seconded the motion.

Result: Approved
5 Ayes, Commissioners Halverson, King, Cassell, Peloquin, and Pankey
2 Nays, Commissioners Homan and Dahlby

4. Urban Renewal Plan Amendment

Presenter: Caleb Mason, Community Development

City staff presented information, which included objectives, background, and activities for the Urban Renewal Plan so that the Commission may consider the conformity of the proposed Amendment No. 5 to the Consolidated Technology Park URA with the City’s Comprehensive Plan, EnvisionCR.

After discussion, Commissioner King made a motion to approve the proposed Amendment No. 5 to the Consolidated Technology Park URA. Commissioner Homan second the motion.

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

The meeting was adjourned at 4:22 pm
Respectfully Submitted,

Dani Blin, Administrative Assistant
Development Services Department