MINUTES OF
CITY PLANNING COMMISSION MEETING
Thursday, July 19, 2018 @ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Members Present: Jim Halverson
Kim King
Lisa P eloquin
Richard Pankey
Amy Homan

Members Absent: Karl Cassell, Samantha Dahlby, Virginia Wilts, Allen Witt

DSD Staff: Dave Houg, Development Services Specialist
Vern Zakostelecky, Zoning Administrator
Dani Blin, Administrative Assistant

CD Staff: Seth Gunnerson, Planner
Caleb Mason, Economic Development Analyst

Call Meeting to Order

The meeting was called to order at 3:02 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 June 26, 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.

1. Case Name: 625 63rd Avenue SW (Rezoning)

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.
A public hearing was held to consider a Rezoning from I-1, Light Industrial Zone District to C-3, Regional Commercial Zone District as requested by A & B Development, LLC (Applicant).

No objectors were present. No written objections were filed.

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

Result: Approved
5 Ayes, Commissioners Halverson, King, Peloquin, Pankey, Homan

2. **Case Name:** 625 63rd Avenue SW  
**COND-027238-2018; Case Manager: Dave Houg**

A public hearing was held to consider a Conditional Use for a contractor shop and vehicle sales as requested by A & B Development, LLC (Applicant).

No objectors were present. No written objections were filed.

After discussion, Commissioner Pankey made a motion to approve the Conditional Use. Commissioner Homan seconded the motion.

Result: Approved
5 Ayes, Commissioners Halverson, King, Peloquin, Pankey, Homan

3. **Case Name:** Vacant Land South of 16th Ave SW & Southwest of 18th St SW  
**PRPT-027112-2018; Case Manager: Vern Zakostelecky **TABLED**

A public hearing was held to consider a Preliminary Plat for Whispering Pines 4th Addition as requested by Jerry’s Homes, Inc. (Applicant).
4. **Case Name:** 1606 Ellis Road NW  
**PRPT-027116-2018; Case Manager: Vern Zakostelecky**

A public hearing was held to consider a Preliminary Plat for Ellis Commons II as requested by The Depot Development, LLC (Applicant).

No objectors were present. No written objections were filed.

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

Result: Approved  
5 Ayes, Commissioners Halverson, King, Peloquin, Pankey, Homan

5. **Case Name:** 3302 – 3520 Sokol Lane SW  
**PRPT-027237-2018; Case Manager: Vern Zakostelecky**

A public hearing was held to consider a Preliminary Plat for the Kopecek Addition as requested by Vision Homes, Inc. (Applicant) and Charles & Dee Ann Nejdl (Titleholder).

No objectors were present. No written objections were filed.

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

Result: Approved  
5 Ayes, Commissioners Halverson, King, Peloquin, Pankey, Homan

6. **ReZoneCR**  
**Presenter: Seth Gunnerson**

- Staff provided information on the Public Review Period for the ReZone Cedar Rapids documents. The documents are available on the City’s website until August 3, 2018.
- Details were shared about the proposed different zone types, suggested improvements and modifications to current standards, and the proposed new zoning map.
- Staff explained that the guiding principal to ReZone Cedar Rapids is to streamline development review for projects that meet the intent of the Comprehensive Plan and to offer some added flexibility for reasonable deviations.
- Details concerning the next steps to move ReZone Cedar Rapids forward include a public open house and meetings with stakeholders through August 3rd, revisions to the code based on public feedback, Council Adoption in Fall 2018, with the anticipated implementation of the new code in January of 2019.
7. **Hidden Creek Urban Renewal Area Plan**  
*Presenter: Caleb Mason*

Consideration regarding conformity of the proposed Hidden Creek Urban Renewal Area Plan with the City’s Comprehensive Plan.

- Staff reviewed with the Commissioners the Background for the Hidden Creek Urban Renewal Area.
  - Council initiated the proceedings to establish an Urban Renewal Area based on Economic Development project on June 28, 2018.
- Plan objectives include: stimulate private investment to grow tax base, business expansion and attraction, and ensure the area is adequately served with public utilities.
- Plan activities will include: use of TIF for economic development and incentives to induce private investment, studies and planning for physical improvements and infrastructure, and construction of public improvements.
- Staff outlined the EnvisionCR goals this project will focus on.
- Next steps
  - July 24 – Public Hearing on URA and 1st Ordinance reading
  - August 14 – 2nd and possible 3rd Ordinance reading

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

Result: Approved  
5 Ayes, Commissioners Halverson, King, Peloquin, Pankey, Homan

The meeting adjourned at 3:30 pm  
Respectfully Submitted,

Dani Blin, Administrative Assistant  
Development Services Department