MINUTES OF
CITY PLANNING COMMISSION MEETING
Thursday, August 9, 2018@ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Members Present:  Jim Halverson
Kim King
Lisa Peloquin
Samantha Dahlby
Richard Pankey
Virginia Wilts
Amy Homan
Karl Cassell

Members Absent:

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

CD Staff:  Seth Gunnerson, Planner

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 eight (8) 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 19, 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.

C. Action Items

1. **Case Name:** Vacant Land East of 80th Street SW & North of 16th Ave SW (Rezoning)  
   *RZNE-027364-2018; Case Manager: Vern Zakostelecky*

   A public hearing was held to consider a Rezoning from A, Agriculture Zone District to PUD-1, Planned Unit Development One Zone District as requested by B.N.K.D, Inc. (Applicant) and Lawrence A Schulte Trust (Titleholder).

   One objector was present. No written objections were filed.

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

   Result: Approved  
   8 Ayes, Commissioners Halverson, King, Peloquin, Pankey, Homan, Dahlby, Wilts, Cassell

2. **Case Name:** 3550 Stone Creek Circle SW (Rezoning)  
   *RZNE-027369-2018; Case Manager: Dave Houg*

   A public hearing was held to consider a Rezoning from C-1, Mixed Neighborhood Convenience Zone District to RMF-2, Residential Multi-Family Zone District as requested by Speyside Development, LLC (Applicant) and Legacy Commercial Group, LLC (Titleholder).

   One objector was present. No written objections were filed.

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

   Result: Approved  
   8 Ayes, Commissioners Halverson, King, Peloquin, Pankey, Homan, Dahlby, Wilts, Cassell

3. **Case Name:** 2218 1st Avenue NE (Preliminary Site Development Plan)  
   *PSDP-027362-2018; Case Manager: Dave Houg*

   A public hearing was held to consider a Preliminary Site Development Plan for a Dental Office as requested by Primus Dental (Applicant) and Marketing Communications Strategies, Inc.

   Three objectors were present. No written objections were filed.
After discussion, Commissioner Cassell made a motion to approve the Preliminary Site Development Plan. Commissioner Dahlby seconded the motion.

Result: Approved
7 Ayes, Commissioners Halverson, King, Pankey, Homan, Dahlby, Wilts, Cassell
1 Nay, Commissioner Peloquin

4. Case Name: 5050 Edgewood Road NE (Conditional Use)
COND-027428-2018; Case Manager: Dave Houg

A public hearing was held to consider a Conditional Use for an outdoor service area in a C-2 Community Commercial Zone District as requested by Hy-Vee (Titleholder).

One objector was present. No written objections were filed.

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

Result: Approved
8 Ayes, Commissioners Halverson, King, Peloquin, Pankey, Homan, Dahlby, Wilts, Cassell

The meeting was adjourned at 4:01 pm
Respectfully Submitted,

Dani Blin, Administrative Assistant
Development Services Department