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 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 August 30, 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:** 1631 Washington Ave SE  
   **(Conditional Use)**  
   **COND-027640-2018; Case Manager: Dave Houg**  

   A public hearing was held to consider a Conditional Use for an assisted living facility in an R-3 Single Family Residence Zone District as requested by Willis Dady Emergency Shelter (Titleholder).

   No objector was 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  
   7 Ayes, Commissioners Halverson, Pankey, King, Dahlby, Homan, Wilts, and Seufferlien

2. **Case Name:** 3326 Center Point Road NE  
   **(Conditional Use)**  
   **COND-027668-2018; Case Manager: Dave Houg**  

   A public hearing was held to consider a Conditional Use for an off-premise sign in a C-2, Community Commercial Zone District as requested by Lamar Advertising (Applicant) and Sierra Foods, Inc., (Titleholder).

   No objector was present. No written objections were filed.

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

   Result: Approved  
   7 Ayes, Commissioners Halverson, Pankey, King, Dahlby, Homan, Wilts, and Seufferlien

3. **Case Name:** 1103 9th Street SE & 823 11th Avenue SE  
   **(Rezoning)**  
   **RZNE-027647-2018; Case Manager: Dave Houg**

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 RMF-1 Residential Multi-Family Zone District to R-TN, Traditional Neighborhood Residence Transitional Zone District as requested by Jeff Capps (Applicant) and Cedar Valley Habitat for Humanity (Titleholder).

No objector was present. No written objections were filed.

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

Result: Approved
7 Ayes, Commissioners Halverson, Pankey, King, Dahlby, Homan, Wilts, and Seufferlien

4. Case Name: 1005 3rd Avenue SW and 328 Rockford Road SW
(Preliminary Site Development Plan)
PSDP-027667-2018; Case Manager: Dave Houg

A public hearing was held to consider a Preliminary Site Development Plan for a self-storage facility as requested by Braine Trust Storage, LLC (Applicant).

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

Result: Approved/Denied
7 Ayes, Commissioners Halverson, Pankey, King, Dahlby, Homan, Wilts, and Seufferlien

5. Case Name: 1300 26th Avenue Court SW
(Preliminary Plat)
PRPT-027594-2018; Case Manager: Vern Zakostelecky

A public hearing was held to consider a Preliminary Plat for Prairie Ridge Business Park Addition as requested by Steven F. Dummermuth Revocable Trust & Hills Maple Crest Farms Partnership (Titleholder).

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

Result: Approved/Denied
7 Ayes, Commissioners Halverson, Pankey, King, Dahlby, Homan, Wilts, and Seufferlien

6. Case Name: 1606 through 1646 Ellis Blvd. NW
(PRPT-027116-2018; Case Manager: Vern Zakostelecky)
A public hearing was held to consider amending Resolution No. CPC-PRPT-27116-167 to delete Condition No. 2A. as requested by the Development Services Department.

After discussion, Commissioner Wilts made a motion to approve amending the Resolution No. CPC-PRPT-27116-167 to delete Condition No. 2A. Commissioner Seufferlein seconded the motion.

Result:  Approved/Denied
7 Ayes, Commissioners Halverson, Pankey, King, Dahlby, Homan, Wilts, and Seufferlein

The meeting adjourned at 3:28pm
Respectfully Submitted,

Dani Blin, Administrative Assistant
Development Services Department