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

Members Absent: Daniel Seufferlien

DSD Staff: Dave Houg, Development Services Specialist  
Vern Zakostelecky, Zoning Administrator

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

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 September 20, 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:** 403-469 2nd Avenue SW  
**PRPT-027745-2018; Case Manager: Vern Zakostelecky**

A public hearing was held to consider a Preliminary Plat for Kingston Quarters in a PUD-2, Planned Unit Development Two Zone District as requested by Progression, LC (Applicant)

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

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

2. **Case Name:** 5351, 5252, 5201 Buffalo Road NE  
**PRPT-027723-2018; Case Manager: Vern Zakostelecky**

A public hearing was held to consider a Preliminary Plat for Edgewood Town Centre Addition in a C-3, Regional Commercial Zone District as requested by New Buffalo Land Company (Applicant) and TransAmerica Life Insurance Company (Titleholder).

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

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

3. **Case Name:** 5351, 5252, 5201 Buffalo Road NE  
**RZNE-027724-2018; Case Manager: Vern Zakostelecky**

A public hearing was held to consider a Rezoning from A, Agriculture Zone District to C-3, Regional Commercial Zone District as requested by New Buffalo Land Company (Applicant) and TransAmerica Life Insurance Company (Titleholder).

After discussion, Commissioner Dahlby made a motion to approve the Preliminary Plat. Commissioner Wilts seconded the motion.

Result: Approved  
8 Ayes, Commissioners Halverson, Pankey, King, Peloquin, Dahlby, Homan, Wilts, and Cassell
4. Case Name: 1631 Washington Avenue SE  (Conditional Use)  
COND-027640-2018; Case Manager: Dave Houg

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

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

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

5. Case Name: 919 6th Street SW  (Preliminary Site Development Plan)  
PSDP-027800-2018; Case Manager: Dave Houg

A public hearing was held to consider a Preliminary Site Development Plan for a contractor shop in an I-1, Light Industrial Zone District as requested by Ament Design (Applicant) and D F Jones Investments, LLC (Titleholder).

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

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

Staff Discussion

Brief discussion with Ken DeKeyser regarding the City Planning Commission meeting proceedings going forward and how the Chair will direct the public comment portion of each case.

The meeting adjourned at 3:45pm
Respectfully Submitted,

Dani Blin, Administrative Assistant
Development Services Department

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.