



City Planning Commission
City of Cedar Rapids
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

MINUTES
CITY PLANNING COMMISSION REGULAR MEETING,
Thursday, August 8, 2013 @ 3:00 p.m.

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Scott Overland, Chair
 Jim Halverson, Vice – Chair
 Richard Pankey
 Carletta Knox-Seymour
 Mike Tertinger
 Allan Thoms
 Virginia Wilts

Members Absent: Samantha Dahlby

DSD Staff: Vern Zakostelecky, Planner
CD Staff: Alicia Abernathey, Administrative Assistant

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 was answered with seven (7) Commissioners present and one (1) absent.

Commissioner Overland stated Commissioners have received the minutes from July 18, 2013 and called for additions or corrections. Commissioner Overland stated with no additions or corrections, the minutes from July 18, 2013 stand approved.

Commissioner Overland stated a New Business item of the City Planning Commission Work Plan Committee has been added to the agenda. Commissioner Overland called for any other additions or corrections to the agenda. Commissioner Overland stated with no additions or corrections, the agenda stands approved.

REGULAR AGENDA

1. Case Name: 1620 E Avenue NE (Rezoning) Case No. RZNE-003573-2013; Case Manager: Vern Zakostelecky

Recommendation for approval of a rezoning from I-1, Light Industrial Zone District to C-2, Community Commercial Zone District as requested by Knapp Warden LLC (Applicant) and D & S Building Co Inc. (Titleholder).

Vern Zakostelecky, Development Services, stated the property has been developed as an office for a number of years and is zoned Light Industrial which does not allow office uses without it being an accessory use to industrial or manufacturing uses. Therefore, the property has been legal non-conforming. The applicant wishes to rezone the property for use as a Knights of Columbus facility. No new buildings are proposed but there will be interior renovations to the existing building. The current parking lot will also be restriped. The applicant is requesting a C-2 district as it is needed for lodge uses. The site is approximately 41,000 sq ft with a vacant building of approximately 13,000 sq ft. 66 parking spaces will be provided with 2 handicap spaces. Mr. Zakostelecky presented a location map, aerial photo, site plan and photos of the building pointing out surrounding property zonings and proposed locations for parking.

Commissioner Overland called for questions of Mr. Zakostelecky. Commissioner Thoms asked where on the property a chain-link fence would be replaced. Mr. Zakostelecky stated a chain-link fence is located on the east end of the property and staff is requesting the fence be replaced with a solid screen fence to provide privacy from the neighboring residence. Commissioner Thoms asked if there would be a change in noise by adding this establishment. Mr. Zakostelecky stated there should not be a noise increase as the Knights of Columbus has indoor events.

Commissioner Overland called for a representative of the applicant. Scott Shanahan, Knights of Columbus Trustee, explained what the Knights of Columbus does.

Commissioner Overland called for questions of the applicant. Commissioner Halverson asked if exterior lighting would be addressed in terms of light spilling on to adjacent properties. Mr. Zakostelecky stated a condition was placed in the staff report to ensure if exterior lighting is used it cannot spillover onto adjacent properties. Commissioner Wilts asked if the Knights of Columbus would still have a bar and if they would still be hosting receptions. Mr. Shanahan stated the Knights of Columbus will still have a bar and will continue to serve receptions.

Commissioner Overland called for members of the public who wished to speak. No member of the public wished to speak.

Commissioner Overland called for a motion to approve the rezoning. Commissioner Knox-Seymour made a motion to approve the rezoning from I-1, Light Industrial Zone District to C-2, Community Commercial Zone District. Commissioner Thoms seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion was presented. The motion passed unanimously with none opposed.

2. Case Name: 1734 B Avenue NW (Rezoning) Case No. RZNE-003697-2013; Case Manager: Vern Zakostecky

Recommendation for approval of a rezoning from R-3, Single Family Residence Zone District to C-1, Mixed Neighborhood Convenience Zone District as requested by Dennis L. Valenta (Applicant/Titleholder).

Mr. Zakostecky stated this property was legal non-conforming but because the property was vacant for a year it has lost its status of being legal non-conforming. The property owners are trying to market the property so it can be reoccupied as a commercial use. The building was constructed in 1930 as a commercial structure and has always been used as such. Staff believes the property was commercial at one point and resulted in a residential zoning on the map as a technical error. Mr. Zakostecky presented a location map, aerial photo and photos of the site pointing out current parking and surrounding property zonings.

Commissioner Overland called for questions of Mr. Zakostecky. No questions were presented.

Commissioner Overland called for a representative of the applicant. Kathy Valenta, 4041 Old Ferry Road Palo, stated the property has been for sale for over a year and it was recently discovered the property was zoned incorrectly and in order to sell the property it needs to be rezoned. There is interest in the property to gut the building and rehabilitation to get it back to code standards. There is space to place a handicap parking space and it would be easy to convert the entrance of the building to handicap accessible.

Commissioner Overland called for questions of the applicant. No questions were presented. Commissioner Overland called for members of the public who wished to speak. No member of the public wished to speak.

Commissioner Overland called for a motion to approve the rezoning. Commissioner Wilts made a motion to approve the rezoning from R-3, Single Family Residence Zone District to C-1, Mixed Neighborhood Convenience Zone District. Commissioner Halverson seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion was presented. The motion passed unanimously with none opposed.

NEW BUSINESS

Mr. Zakostecky stated a committee is requested to update the City Planning Commission's work plan. Jim Halverson, Allan Thoms and Virginia Wilts volunteered to serve on a committee.

The meeting was adjourned at 3:20 p.m.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development