



City Planning Commission
City of Cedar Rapids
101 First Street SE
Cedar Rapids, IA 52401
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MINUTES
CITY PLANNING COMMISSION REGULAR MEETING,
Thursday, February 13, 2014 @ 3:00 p.m.

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Scott Overland, Chair
Jim Halverson, Vice – Chair
Samantha Dahlby
Carletta Knox-Seymour
Allan Thoms – Via Phone
Virginia Wilts
Kim King

Members Absent: Richard Pankey
Mike Tertinger

DSD Staff: Joe Mailander, Manager
CD Staff: Seth Gunnerson, Planner
Jeff Hintz, Planner

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.

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the January 2, 2014 Minutes stand approved.

Commissioner Overland called for any additions or corrections to the agenda. Commissioner Overland stated with no additions or corrections, the agenda stands approved.

1. Case Name: 837 44th Street SE (FLUMA and Rezoning)

- a) Request for an amendment to the Future Land Use Map in the City's Comprehensive Plan from Low Density Residential to Industrial as requested by Randall J. and Christine C. Maher (Applicants/Titleholders).

Case No: *FLUMA-007145-2013* **Case Manager:** *Vern Zakostecky*

- b) Recommendation for approval of a rezoning from RMF-1, Multiple Family Residence Zone District to I-1, Light Industrial Zone District as requested by Randall J. and Christine C. Maher (Applicants/Titleholders).

Case No: *RZNE-007144-2013* **Case Manager:** *Vern Zakostecky*

Joe Mailander presented background memo on the property. It is currently a Roto-Rooter establishment and it was believed to have existed prior to annexation. Mr. Mailander used photos and maps to orient the commission with the property and the surrounding area. The site plan with some details of the development was shown and some general access and stormwater details were discussed. The site will have approximately 50% free space. Landscaping, screening and berming are all proposed at this time. There will be full screening from the residential area; a neighborhood meeting was held but no objections were received at this time. Mr. Mailander offered to answer any questions

Commissioner Halverson asked about a berm on the western end of the site and if a berm planting combination would be used for screening. Mr. Mailander conformed this was the case.

Commissioner Thoms asked about the current use of the property and some parking on the site for approximately 36 vehicles, there seemed to be some excess. The building appears to be 14,000 square feet and there is a lot of other free space. Commissioner Thoms asked about a provision protecting single-family residential neighborhoods from industrial type uses and had some general questions about hours of operation and stated the impacts on environment for surrounding neighborhoods.

Mr. Mailander answered the building would improve the current situation and deferred parking questions and site layout questions to the applicant. Commissioner Thoms asked about the light industry against the R-1 zoning. There were no objections from the neighbors.

Loren Hoffman, Hall & Hall Engineers, 1860 Boyson Road, Hiawatha represent the applicant and stated there were no objections from neighbors at the neighborhood meeting. One neighbor had some concern about leaving some of the property as green space. The neighbor was satisfied that the storm water area would be better than a parking lot. There are no loading docks and the shop and garage has doors facing away from the neighborhood. There are occasional night calls, but with screening and setbacks being met, the neighbors appeared satisfied. There are more parking spots planned now for proposed business growth at this location and hopefully the trucks would be parked inside. The immediately adjacent neighbor to this property was satisfied.

Nathan Maher, 852 44th Street SE, the owner of the property came forward to discuss the parking arrangements and equipment on the site. The extra spaces are mainly for maneuvering and other temporary uses as opposed to a parking lot.

Commissioner King asked about other noises. The owner clarified that the noises were just from vehicles coming and going.

Commissioner Knox-Seymour asked about the hours. The owner stated it is a 24 hour business for occasional emergency calls.

Commissioner Overland stated the building would block the light pollution from the neighborhood

Commissioner Thoms asked about security lights. The owner clarified the security lights would be used to light the lot. Commissioner Thoms also asked if the neighbors were aware of this. Mr. Maher stated that the neighbors were aware.

Commissioner Halverson asked about the lights being focused on the property. They will be, confirmed the owner.

Commissioner Overland called for members of the public who wished to speak. None wished to speak.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the Future Land Use Map in the City's Comprehensive Plan from Low Density Residential to Industrial. Commissioner Wilts seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Thoms asked about future uses down the road and what could possibly go into the property in the future.

Commissioner Overland echoed Commissioner Thom's concern and stated he had visited the site. This appears to be a stretch but appears to work in this case.

Commissioner Wilts agreed with Commissioner Overland that this project would enhance the area.

Commissioner Halverson asked about properties near the project and if they were in the city limits. Mr. Mailander stated that they are in the city limits. Commissioner Halverson stated the applicant has done a good job screening the property.

Commissioner Overland called for a vote on the motion. The motion passed with one opposed.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the rezoning from RMF-2, Multiple Family Residence Zone District to I-1, Light Industrial Zone District. Commissioner Wilts seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion was held.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

The meeting adjourned at 3:21 PM.

Respectfully Submitted,
Jeff Hintz, Planner
Community Development and Planning