



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, June 19, 2014 @ 3:00 p.m.

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Scott Overland, Chair
Jim Halverson, Vice – Chair
Carletta Knox-Seymour
Richard Pankey
Allan Thoms
Kim King

Member Absent: Samantha Dahlby
Virginia Wilts

DSD Staff: Vern Zakostelecky, Planner
Dave Houg, Plats & Zoning Conditions Coordinator

CD Staff: Seth Gunnerson, Planner
Jeff Hintz, Planner
Kirsty Sanchez, Planner
Betty Sheets, Administrative Assistant

City Council Liaison: Justin Shields

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 six (6) Commissioners present.

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the May 29, 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: 1620 E Avenue NE (Conditional Use)

Consideration of a Conditional Use for an Outdoor Service Area in a C-2, Community Commercial Zone District as requested by Knights of Columbus (Applicant) and Coral Isle Club 909 (Titleholder).

Case No: COND-009768-2014 **Case Manager:** Dave Houg

Mr. Houg stated the Knights of Columbus are requesting a Conditional Use for Outdoor Service Area and provided general information, an Aerial Photo, Location/Zoning Map and Preliminary Site Development Plan as well as a Street View and Recommended Conditions. This Conditional Use if approved will be presented to the Board of Adjustments on July 14, 2014.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Knox-Seymour asked where the service area will be located. Mr. Houg showed slide in his power point presentation with the location.

Commissioner Overland called for a representative of the applicant.

Scott Shannahan, 2041 Carolina Drive represented the Knights of Columbus.

Commissioner Overland called for questions of the applicant.

Commissioner Thoms asked if there was a concern about the limited parking. Mr. Shannahan stated that parking presented a problem mostly during Lent and that other times, the facility did not have a parking issue.

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

Commissioner Overland called for a motion. Commissioner Pankey made a motion to approve the Conditional Use for an Outdoor Service Area in a C-2, Community Commercial Zone District. Commissioner Knox-Seymour seconded the motion.

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

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

2. Case Name: 2200 Scotty Drive SW (Conditional Use)

Consideration of a Conditional Use for a Communication Tower in a C-3, Regional Commercial Zone District as requested by Crown Castel for AT&T Wireless (Applicant) and Affordable Self Storage (Titleholder).

Case No: COND-009719-2014 **Case Manager:** Dave Houg

Mr. Houg stated this was a Conditional Use request to extend an existing tower in a C-3, Regional Commercial Zone District. Mr. Houg presented the site plan, Tower Elevation, street view and recommended conditions. Mr. Houg further stated if approved this would be brought to the Board of Adjustments on July 14, 2014.

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

Commissioner Thoms asked how close this was to residential. Mr. Zakostecky stated that this was 250' from residential property.

Commissioner Knox-Seymour asked why this communications tower was being extended. Mr. Houg stated that it was for co-location for a microwave antenna. Commissioner Overland called for a representative of the applicant. No applicant was present.

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

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the Conditional Use for a Communications Tower in a C-3, Regional Commercial Zone District. Commissioner Thoms seconded the motion.

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

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

3. Case Name: 614 1st Avenue NW (Rezoning and Conditional Use)

- a) Consideration of a Rezoning from RMF-2, Multiple Family Residence Zone District to C-3, Regional Commercial Zone District as requested by Builders Plus (Applicant) and Gam Thi Nguyen (Titleholder).

Case No. RZNE-010697-2014 Case Manager: Joe Mailander

- b) Consideration of a Conditional Use for residential use on the ground floor in a C-3, Regional Commercial Zone District as requested by Builders Plus (Applicant) and Gam Thi Nguyen (Titleholder).

Case No: COND-010698-2014 Case Manager: Joe Mailander

Mr. Zakostelecky presented a zoning map showing that it was from Multiple Family Residence to Regional Commercial. Some of the property in this area is zoned residential/commercial. The building is under 2000 square feet in size. Rear parking for 8 is available. Mr. Zakostelecky showed elevation, aerial photo and general information. Mr. Zakostelecky stated that this was also a request for a Conditional Use for residential use on the ground floor.

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

Commissioner Overland called for a representative of the applicant.

James Payne, 1908 Iowa Street, Davenport, Iowa and Nadeem Abghel, (No address listed)

Commissioner Overland called for questions of the applicant. No questions were presented.

Commissioner Knox-Seymour stated she was concerned about the business being a tobacco shop. Mr. Abghel stated that it would be a legal tobacco shop.

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

Commissioner Overland called for a motion. Commissioner Knox-Seymour made a motion to approve the Rezoning from RMF-2, Multiple Family Zone District to C-3, Regional Commercial Zone District. Commissioner King seconded the motion.

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

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

Commissioner Overland called for a motion. Commissioner Thoms made a motion to approve the Conditional Use for residential use on the ground floor in a C-3, Regional Commercial Zone District. Commissioner Halverson seconded the motion.

- **New Business**

1. Consideration Regarding Conformity of Proposed Amendment No. 1 to the River Ridge Urban Renewal Area.
2. Consideration Regarding Conformity of Proposed Amendment No. 1 to the Rockwell Urban Renewal Area.
3. Consideration Regarding Conformity of Proposed Amendment No. 3 to the Southwest Urban Renewal Area.
4. Consideration Regarding Conformity of Proposed Amendment No. 1 to the Village Urban Renewal Area.

Ms. Sanchez stated that these were requests for four Urban Renewal Area expansions. It is required by the State Code of Iowa that the expansions come before the City Planning Commission to confirm that these plans conform with the Comprehensive Plan. Ms. Sanchez stated one is for the expansion of the River Ridge North Urban Renewal Area. This public improvement will be for the Blairs Ferry and Ushers Ferry intersection as shown on the Map that was presented.

The second expansion is for Rockwell North Urban Renewal Area which is funding for improvements for C Avenue Northeast.

The third expansion is for Southwest Urban Renewal Area which would allow funding sanitary sewer for a large portion of that area and the last is the Village Urban Renewal Area which would allow funding for Tower Terrace Road.

Commissioner Overland called for questions of Ms. Sanchez.

Commissioner Thoms stated he was not certain if these areas are all commercial and does not understand where the TIF portion of these areas come in.

Ms. Sanchez stated that when adding public improvements the amendments had to be made to the Urban Renewal Areas.

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. Commissioner King made a motion to approve the Proposed Amendment No. 1 to the River Ridge Urban Renewal Area, Amendment No. 1 to the Rockwell Urban Renewal Area, Amendment No. 3 to the Southwest Urban Renewal Area and Amendment No. 1 to the Village Urban Renewal Area. Commissioner Pankey seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion was presented.

Commissioner Overland called for a vote on the motion. The motion passed with a vote of five (5) to one (1).

The meeting was adjourned at 3:40 PM

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development