



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

**MINUTES OF  
CITY PLANNING COMMISSION MEETING,  
Thursday, January 22, 2015 @ 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  
Virginia Wilts  
Samantha Dahlby  
Richard Pankey  
Kim King  
Dominique Blank

Member Absent: Bill Hunse

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

CD Staff: Seth Gunnerson, Planner  
Jeff Hintz, Planner  
Adam Lindenlaub, Planner  
Betty Sheets, Administrative Assistant

City Council Liaison: Justin Shields

**A. Call Meeting to Order**

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.

**B. Roll Call**

Roll call was answered with eight (8) Commissioners present.

**C. Approval of the Minutes**

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the December 4, 2014 Minutes stand approved.

## **D. Adoption of the Agenda**

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

## **E. Action Items**

### **I. Case Name: 150 38<sup>th</sup> Street Drive SE (Conditional Use)**

Consideration of a Conditional Use for an Electrical Substation in an O-S, Office/Service Zone District and C-3, Regional Commercial Zone District as requested by Alliant Energy (Applicant) and Interstate Power & Light (Titleholder)

**Case No: COND-009582-2014; Case Manager: Dave Houg**

Commissioner King recused herself from voting on this project.

Mr. Houg stated this was a request to reapprove a Conditional Use to construct an electrical substation at 150 38<sup>th</sup> Street Drive SE. Mr. Houg further went on to say that approval was granted in 2009 (CU #12-2009), however the approval has lapsed due to the fact that construction had not commenced within a year. Mr. Houg presented a Zoning Map, Street View, Site Layout as well as an Elevation Map. Mr. Houg stated that the next step will be going to the Board of Adjustment on February 9, 2015.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Knox-Seymour referred to comment No. 8 of the staff report: This plan expands the land area of a previously-approved substation proposal (CU #12-2009, which was approved by the Board of Adjustment). Commissioner Knox-Seymour asked how the expansion had changed. Mr. Houg presented Commissioner Knox-Seymour with the previously approved site plan.

Commissioner Overland called for a representative of the applicant.

Teresa Davis, Alliant Energy, 200 1<sup>st</sup> Street SE, Stacy Van Zante, Alliant Energy, 200 1<sup>st</sup> Street SE and Isaac Hodgins, Shive Hattery, 316 2<sup>nd</sup> Street SE were available for questions. Ms. Davis stated that she would address some of the changes that were made from the 2009 request. Alliant's revisions are designed to acknowledge recent improvements in the area, specifically the new Fareway Store, the 1<sup>st</sup> Avenue Road improvements plus new designs in transmission system. Alliant also worked with ITC who planned a substation in the area and designed one substation instead of two. The previous design was 50,000 sq. ft. and the new substation will be 25,000 sq ft with 4 walls surrounding the substation instead of two as well as green space to work with a future bike trail. Alliant also received feedback from the commercial customers in the area and are keeping the alley way open.

Ms. Van Zante stated she was with the planning department and this is in keeping with reducing 68 substations down to 38.

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 members of the public were present.

Commissioner Overland called for a motion. Commissioner Knox-Seymour made a motion to approve the Conditional Use for an Electrical Substation in an O-S, Office/Service Zone District and C-3, Regional Commercial Zone District. Commissioner Halverson 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.

## **2. Case Name: 1740 13<sup>th</sup> Street NW (Conditional Use)**

Consideration of a Conditional Use approval for Agricultural use in a R-2, Single Family Residence Zone District as requested by Dennis Family Trust (Applicant/Titleholder)

***Case No: COND-015356-2014; Case Manager: Dave Houg***

Mr. Houg stated the site is currently developed as a single-family residence with a tack barn. The conditional use request for Agriculture is to provide for the grazing and sheltering of horses on this property. This property has kept horses in the past, but the use has not been maintained continuously. Mr. Houg presented a Location Map, Zoning Map and Street View and said that this item would go the Board of Adjustment on February 9, 2015.

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

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.

Duane McLean, 1668 13<sup>th</sup> Street NW stated that he was in support of this Conditional Use because horses have always been on this property and were never a problem.

Commissioner Overland called for a motion. Commissioner Blank made a motion to approve the Conditional Use for Agriculture use in an R-2, Single Family Residence Zone District. Commissioner Dahlby 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.

## **3. Case Name: 1241 3<sup>rd</sup> Avenue SE (Rezoning)**

Consideration of a Rezoning from RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by Affordable Housing Network (Applicant/Titleholder)

***Case No: RZNE-015536-2014; Case Manager: Vern Zakostelecky***

Mr. Zakostelecky stated the property is currently undeveloped and in the Wellington Heights Neighborhood. The applicant wishes to develop the lot with a single-family home, which would provide for in-fill in an area that has seen increased interest in rehabbing of existing residential

properties and new construction on lots that are vacant. The R-TN Zoning District was created for neighborhoods like this to allow vacant lots to be redeveloped since the lot does not meet the minimum requirements for the current RMF-2 Zoning District. Since this is a rezoning for single-family residential, there is no site plan requirement at this time. A detailed site plan will be required at the time of application for a building permit. Mr. Zakostecky also presented a Location Map and Aerial Photo.

Commissioner Overland called for questions of Mr. Zakostecky.

Commissioner Knox-Seymour asked when the building of this home would take place. Mr. Zakostecky deferred this question to the applicant.

Commissioner Overland called for a representative of the applicant.

Renie Neuberger, Affordable Housing Network, Inc., 5400 Kirkwood Boulevard SW stated that this home would be built within the year.

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

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 Pankey made a motion to approve the rezoning from RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District. Commissioner Wilts 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.

## **F. New Business**

### 1. Election of Officers for 2015 - Chair and Vice Chair

Commissioner Overland stated that Vice Chair Halverson and himself as Chair had agreed to continue on for another year.

Commissioner Overland called for a motion. Commissioner Pankey made a motion to elect Commissioner Overland as Chair and Commissioner Halverson as Vice Chair of the City Planning Commission for 2015. Commissioner Dahlby seconded the motion.

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

## 2. EnvisionCR

Consideration of a recommendation of EnvisionCR to City Council

**Adam Lindenlaub**

Commissioner Halverson recused himself from voting on this item.

Commissioner Overland said the next item is the exciting EnvisionCR. Commissioner Overland stated that Commissioner Dahlby and he were honored to have served on the Steering Committee for the last 13 months along with Consultants RDG in Des Moines and HR Green.

Mr. Lindenlaub wanted to say thank you to the public. CD has had hundreds of people who have participated in different formats: traditional open houses, one on one conversation, large group meetings, emails with a lot of input and feedback. The steering committee of 11 citizens and council members that helped guide and funnel all the feedback. The City Council has had feedback as well as school district involving 100 students. The overall structure of the document will provide the vision for the future of Cedar Rapids with a focus on priorities for city policies and public investments over the next 20 years. It has four Themes (Sustainability, Health, Placemaking, and Efficiency) woven through it and includes the following six Elements that address Iowa's Smart Planning Act. The Six Elements are as follows:

- StrengthenCR
- GrowCR
- GreenCR
- ConnectCR
- InvestCR
- ProtectCR

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

Commissioner King recommended that chart could be identified as 1999 plan and also asked who owned keeping track of the chart. Mr. Lindenlaub stated that Community Development would continue to monitor EnvisionCR going forward.

Commissioner Pankey stated planning has come a long way since the 70's and applaud the planning efforts that have been made.

Commissioner Wilts stated that if anything has to be made for flood, this is wonderful plan and great to have as many citizens attend the meeting. Question 60,000 more people by 2035, that is approximately the normal growth pattern of a city like ours or are we going to exceed that number. Mr. Lindenlaub stated that we used 1% which may be conservative but that is the number we used.

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 Knox-Seymour made a motion to approve the EnvisionCR document. Commissioner Wilts 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.

Mr. Zakostelecky stated that there are no cases scheduled for February 5, 2015 City Planning Commission Meeting however have a work session on EnvisionCR to talk about how it impacts the cases that come before the Commission. Take a case that has been approved and create a staff report based on EnvisionCR so that you are more familiar with how the Commission operates.

The meeting was adjourned at 3:30 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development