



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, July 2, 2015 @ 3:00 p.m.**

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Scott Overland, Chair
Jim Halverson, Vice Chair
Virginia Wilts
Samantha Dahlby
Richard Pankey
Dominique Blank
Bill Hunse

Members Absent: Carletta Knox-Seymour
Kim King, Arrived late

DSD Staff: Joe Mailander, Manager
Vern Zakostelecky, Zoning Administrator
David Houg, Plats & Zoning Conditions Coordinator
Chris Strecker, Civil Engineer

CD Staff: Betty Sheets, Administrative Assistant

City Council Liaison: Justin Shields

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.

Roll Call

Roll call was answered with seven (7) Commissioners present.

A. Approval of the Minutes

Commissioner Overland called for any additions or corrections to the May 21, 2015 and June 11, 2015 minutes. Commissioner Overland stated with no additions or corrections, the May 21, 2015 and June 11, 2015 minutes stand approved.

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.

Commissioner King arrived for the meeting at 3:02pm

B. Action Items

1. Case Name: Vacant Railroad ROW East of Council Street NE, West of Rockwell Drive NE and South of Blairs Ferry Road NE (Rezoning)

Consideration of a change of zone from C-2, Community Commercial Zone District and I-1, Light Industrial Zone District to PUD-1, Planned Unit Development One Zone District as requested by Water Rock, LLC (Applicant/Titleholder)
Case No: RZNE-018355-2015; Case Manager: Vern Zakostelecky

Mr. Zakostelecky stated the property is largely undeveloped and was formerly railroad right-of-way. The majority, if not all of this property will be parceled off and added to adjoining properties for future development. Greg's Lawn Service has a purchase agreement with the property owner to buy a portion of this site adjoining their property to the south for future expansion. The pieces of property on the west and east end of this property may end up being purchased by Hunter Companies, Inc. and added to the redevelopment of the former Nash Finch site to the north. Since it is not known exactly how the property will development no site plan has been submitted at this time. Mr. Zakostelecky also asked the Commission to recommend the property with the exception of the parcel Greg's Lawn Service is purchasing be zoned C-3, Regional Commercial Zone District if Hunter Company doesn't buy it. Mr. Zakostelecky presented General Information and an Aerial Photo.

Commissioner Overland called for questions of Mr. Zakostelecky.

Commissioner Dahlby asked if for the record the trail right-of-way could be added. Mr. Zakostelecky stated that condition is already in the rezoning.

Commissioner Hulse asked if there could be a condition requiring owners/developers of property to be present at the meeting. Mr. Zakostelecky stated that it could be at the Commissions discretion.

Commissioner Halverson stated that it is at their peril if the owners/developers were not in attendance. Commissioner Overland stated that it was a policy issue for another time.

Commissioner Overland called for a representative of the applicant.

Mr. Mailander wanted to clarify Commissioner Dahlby's question regarding the trail, that the trail is already a part of the conditions.

Susan Forinash, Hall & Hall Engineers, 1860 Boyson Road, Hiawatha and Greg Swartzendruber, Hunter Companies, 6300 Gibson Drive NE stated that they would be happy to answer any questions of the Commission.

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

Commissioner Overland asked what the developer had plans for the property off Council Street. Mr. Swartzendruber stated that they had no plans at this time.

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

Commissioner Overland called for a motion. Commissioner Pankey made a motion to approve the change of zone from C-2, Community Commercial Zone District and I-1, Light Industrial Zone District to PUD-1, Planned Unit Development One Zone District subject to sale of some of the property to Hunter Companies, Inc. Commissioner Blank 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: Hawks Point Seventh Addition (Preliminary Plat)

Consideration of a Preliminary Plat in RMF-1, Multiple Family Residence Zone District as requested by Thomas Dostal Developers, Inc. (Applicant/Titleholder)

Case No. PRPT-018649-2015; Case Manager: Chris Strecker

Mr. Strecker stated Thomas Dostal Developers, Inc. is requesting approval of a Major Preliminary Plat for land located east of West Post Road SW and north of Williams Boulevard SW. The property is currently zoned RMF-1, Multiple Family Residence Zone District. The proposal is to subdivide the property into 56 lots for future development of multi-family residential units. Since this project is still in the marketing phase there will most likely be minor changes to the proposed lot lines. These changes, if minor in nature would be dealt with at the time of final plat application. Mr. Strecker presented a Location Map, General Information, Aerial Photo and Preliminary Plat.

Commissioner Overland called for questions of Mr. Strecker.

Commissioner Dahlby asked how many existing homes accessed West Post Road. Mr. Strecker stated he did not know but that there were multiple exists to West Post Road and there is a future street plan to the north.

Mr. Mailander stated that they had looked at street connection to Williams Boulevard and 151 however; the DOT has restricted future access. The City is looking at future connections.

Commissioner Halverson asked where the duplex homes would be located. Mr. Strecker stated that the project was mainly duplex homes.

Commissioner Hunse asked how much water would be in the stormwater area. Commissioner Overland asked if there were enforcement of standards and maintenance of water detention sites. Mr. Strecker stated that there are standards and this will be City maintained and typically mowed once or twice a year and this will be a dry detention basin and fill up only on rain events. Commissioner Overland asked how deep it would get after a good size rain. Mr. Strecker stated it depended on the amount of rain.

Commissioner Overland called for a representative of the applicant.

Brian Vogel, Hall & Hall Engineers, 1860 Boyson Road, Hiawatha said this is a dry basin and water would drain out within 24 hour period.

Commissioner Hunse asked if there was any history with using this for recreational purposes. Mr. Vogel stated there is no planned use for recreational purposes.

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

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the Preliminary Plat in RMF-1, Multiple Family 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.

3. Case Name: and TH Development (Preliminary Plat) and South of 76th Avenue, West of 6th Street SW (Preliminary Site Development Plan

a. Consideration of a Preliminary Plat in I-2, General Industrial Zone District and A, Agriculture Zone District as requested by TH Development, LLC (Applicant) and Louis L. and Margaret Ellen Barta (Titleholders)

Case No. PRPT-018657-2015; Case Manager: Chris Strecker

b. Consideration of a Preliminary Site Development Plan in a I-2, General Industrial Zone District and A, Agricultural Zone District as requested by TH Development, LLC (Applicant) and Louis L. and Margaret Ellen Barta (Titleholders)

Case No. PSDP-018650-2015; Case Manager: Chris Strecker

Mr. Strecker stated TH Development, LLC is requesting approval of a Major Preliminary Plat for the agricultural land located at 7708 6th Street SW. The property is currently used for agriculture with a farmstead and is currently zoned I-2, General Industrial and A, Agriculture. The proposal is to subdivide the property into 8 lots for future development of Industrial properties. Since this project is still in the marketing phase there will most

likely be changes to the proposed lot lines. These changes, if minor in nature would be dealt with at the time of final plat application.

Mr. Strecker stated the applicant has also applying for Preliminary Site Development Plan on Lot 1 to construct a facility for semi sales and service totaling 51,000 sq.ft. An Administrative Site Development plan will need to be submitted for review by the City. Mr. Strecker stated he had received one verbal objection and one written objection that is in front of the Commissioners.

Commissioner Overland called for questions of Mr. Strecker.

Commissioner Blank asked if he could speak about the water retention capacity and the concerns with the runoff. Mr. Strecker stated that each lot will be required to provide storm water detention for the 100 year storm event and release it at a slow rate which will reduce the amount of water running to the adjacent properties.

Commissioner Hunse asked about the tractor display pads. Mr. Strecker stated they are the parking spaces that are shown on the site plan and the longer ones would be for tractor/trailer display. Mr. Strecker stated it would be for both sales and service.

Commissioner Hunse asked if the City staff was comfortable with the amount of parking that was available for the amount of employees and customers. Mr. Zakostecky stated that there was a condition written to cover the parking.

Commissioner Overland called for a representative of the applicant.

Brent Jackman, Hall & Hall Engineers, 1860 Boyson Road, Hiawatha, IA stated that Mr. Strecker had done a great job and would be happy to answer any questions.

Commissioner Overland asked Mr. Jackman to address storm water runoff. Mr. Jackman stated that current City code requires that you detain the difference between the 100 and 5 year storm. Commissioner Overland asked if there were any issues with surrounding properties. Mr. Jackman stated it hasn't been determined if it will be a wet basin or a dry basin.

Commissioner Overland called for members of the public who wished to speak.

Kathryn Carew, 6500 Hillcrest Road SW asked how 6th Street is going to handle the excess traffic. Mr. Zakostecky stated that traffic will go north and south on 6th Street to get to the major thoroughfares. The 6th Street speed limit is 55 and no major traffic issues have been identified. Mr. Strecker stated that there is a traffic light at 76th Street and 6th Street and they would have to go to Wright Brothers to get on the interstate.

Commissioner Overland called for a motion. Commissioner Pankey made a motion to approve the Preliminary Plat in a I-2, General Industrial Zone District and A, Agriculture 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 Halverson made a motion to approve the Preliminary Site Development Plan in an I-2, General Industrial Zone District and A, Agricultural Zone District. Commissioner Blank 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.

4. Case Name: 4444 1st Avenue NE, Suite #602 (Conditional Use)

Consideration of a Conditional Use for an Outdoor Service Area in C-2, Community Commercial Zone District as requested by Barmuda Companies (Applicant) and SDG Macerich Properties (Titleholder)

Case No. COND-014051-2014; Case Manager: Dave Houg

Mr. Houg stated this is a petition of Barmuda Companies dba Hurricane Grill & Wings requesting Conditional Use approval for an “Outdoor Service Area” for property at Lindale Mall - 4444 First Avenue NE, Suite #602 and zoned C-2, Community Commercial Zone District. Mr. Houg presented a Site Plan and Street View.

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

Commissioner Hunse asked where the gate was. Mr. Houg stated that they did not require a gate.

Commissioner Wilts asked if the height of the fence was sufficient. Mr. Houg stated that the bartender would be nearby.

Commissioner Overland called for a representative of the applicant. No applicant was available to speak.

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

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

The meeting was adjourned at 3:45pm

Respectfully Submitted, Betty Sheets, Administrative Assistant, Community Development