



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, August 25, 2016 @ 3:00 p.m.**

**Cedar Rapids City Hall Council Chambers, 101 First Street SE**

Members Present: Jim Halverson, Chair  
Richard Pankey, Vice Chair  
Virginia Wilts  
Samantha Dahlby (Arrived at 3:03pm)  
Kim King  
Karl Cassell  
Lisa Peloquin

Members Absent: Dominique Blank  
Anthony Brown

DSD Staff: Joe Mailander, Manager  
Vern Zakostelecky, Zoning Administrator  
Dave Houg, Plats & Zoning Conditions Coordinator

CD Staff: Seth Gunnerson, Planner  
Jennifer Pratt, Director  
William Micheel, Assistant Director  
Caleb Mason, Economic Development Analyst  
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 Halverson stated that since the August 4, 2016 minutes were omitted from the packet, the vote on the minutes was deferred to the next meeting.

## **B. Adoption of the Agenda**

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

## **C. Action Items**

### **I. Case Name: North of E Avenue NW and west of Blue Stone Street NW (Rezoning) and Stoney Point Meadows North 3<sup>rd</sup> Addition (Major Preliminary Plat)**

- a. Consideration of a change of zone from A, Agriculture Zone District to R-2, Single Family Residence Zone District as requested by Midwest Development Co (Applicant) and William K. and Debra J. Robinson (Titleholder)

***Case No: RZNE-023267-2016; Case Manager: Vern Zakostelecky***

Commissioner Peloquin recused herself from voting on this project.

Commissioner Dahlby arrived for the meeting at 3:03pm.

A public hearing was presented for a Rezoning. This property was annexed into the City of Cedar Rapids in 2016 and this request is to allow for the platting and future construction of 15 single-family residential lots on 6.36 acres. If approved, this rezoning would be an extension of the Stoney Point Meadows North housing development to the south. Since this is a request for rezoning for single-family homes, a site plan is not required at this time. Detailed site plans will be submitted on a lot by lot basis at the time of application for building permits. Mr. Zakostelecky presented a Location Map, General Information, Zoning Map, Aerial Map, Preliminary Plat and stated the next step would be a public hearing at the September 27 City Council Meeting.

Following discussion, Commissioner Cassell made a motion to approve the change of zone from A, Agriculture Zone District to R-2, Single Family Residence Zone District. Commissioner King seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

- b. Consideration of a Major Preliminary Plat in R-2, Single Family Residence Zone District as requested by Midwest Development Co (Applicant) and William K. and Debra J. Robinson (Titleholder)

***Case No: PRPT-023266-2016; Case Manager: Vern Zakostelecky***

A public hearing was presented for a Major Preliminary Plat in R-2, Single Family Residence Zone District. The proposal is to subdivide the property into 15 lots for future development of

single-family homes. The view and approval of the plat will be contingent on future City Council approval of the rezoning request.

Following discussion, Commissioner King made a motion to approve the Major Preliminary Plat in R-2, Single Family Residence Zone District. Commissioner Cassell seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

Commissioner Pelouin returned to the dais.

**2. Case Name: East of Edgewood Road SW and South of 60<sup>th</sup> Avenue SW (Preliminary Site Development Plan)**

Consideration of a Preliminary Site Development Plan in an I-2, General Industrial Zone District as requested by Reconserve of Iowa, Inc. (Applicant) and Marilyn L. Cech Revocable Trust, Elmer F. Cech Testamentary Trust, Debra L. Volesky, Sharon K. Hahn, Ronnie E. Cech, Connie S. Wildfield and Staskel Farms, LLC (Titleholders)

***Case No. PSDP-023536-2016; Case Manager: Dave Houg***

Mr. Houg presented the City Planning Commission Criteria for Recommendation and Action of a Preliminary Site Development Plan.

A public hearing was presented for a Preliminary Site Development Plan east of Edgewood Road SW and south of 60<sup>th</sup> Avenue SW which is currently undeveloped and the applicant wishes to construct an approximately 72,000 s.f. food product recycling facility and associated improvements. Mr. Houg presented a Location Map, Zoning Map, General Information, Site Development Plan as well as Future Street Extension.

Following discussion, Commissioner Halverson called for a motion. Commissioner Dahlby made a motion to approve the Preliminary Site Development Plan in a I-2, General Industrial Zone District with the added condition that City staff work with neighbors to the west to address appropriate buffer screening. Commissioner Wilts seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

**3. Case Name: 2575 60<sup>th</sup> Avenue SW (Preliminary Site Development Plan)**

Consideration of a Preliminary Site Development Plan in a I-2, General Industrial Zone District as requested by Diamond V Mills, Inc. (Applicant/Titleholder)

***Case No. PSDP-023585-2016; Case Manager: Dave Houg***

Commissioner Pelouin recused herself from voting on this project.

A public hearing was presented for a Preliminary Site Development Plan at 2575 60<sup>th</sup> Avenue SW which is currently developed as a fermentation product processing facility. The applicant is applying for Preliminary Site Development Plan approval to construct an additional 98,136 s.f. building intended for factory and warehouse use with associated paving improvements. Mr.

Houg presented a Location Map, General Information, Site Development Plan, Elevations and Lot Configuration site.

Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve the Preliminary Site Development Plan in a I-2, General Industrial Zone District. Commissioner Cassell seconded the motion.

Further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

Commissioner Peloquin returned to the dais.

**4. Case Name: 4480 Blairs Ferry Road NE (Rezoning) and  
The Commons at Blairs Ferry First Addition (Major Preliminary Plat)**

- a. Consideration of a change of zone from A, Agriculture Zone District to RMF-1, Multi-Family Residence Zone District and R-2, Single Family Residence Zone District as requested by Genesis Equities, LLC (Applicant) and Calvary Chapel of Iowa (Titleholder)

***Case No: RZNE-023589-2016; Case Manager: Joe Mailander***

Mr. Mailander presented the City Planning Commission Criteria for Recommendation and Action of a Rezoning and Preliminary Plat.

A public hearing was presented for a Rezoning from A, Agriculture Zone District to RMF-1, Multi-Family Residence Zone District to allow for the development of an 8 building, 50 unit residential apartment complex and a Rezoning from A, Agriculture Zone District to R-2, Single Family Residence Zone District to allow for three single-family residential lots. The ground is currently undeveloped and is identified in the City's Comprehensive Plan as Urban Low Intensity (U-LI). Mr. Mailander presented a Zoning Map, Future Land Use Map, Site Plan, Site Location and three Renderings of the project.

Following discussion, Commissioner Halverson called for a motion on the first rezoning. Commissioner Dahlby made a motion to approve the change of zone from A, Agriculture Zone District to R-2, Single Family Residence Zone District. Commissioner Pankey seconded the motion.

Further Discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed by a vote of 5 to 2.

Commissioner Halverson called for a motion on the second rezoning. Commissioner Dahlby made a motion to deny the change of zone from A, Agriculture Zone District to RMF-1, Multi-Family Residence Zone District. Commissioner King seconded the motion.

Further Discussion was held; Commissioner Halverson called for a vote on the motion. The motion to **deny** the RMF-1 Multi-Family Residence Zone District rezoning passed by a vote of 6 to 1.

- b. Consideration of a Major Preliminary Plat in R-2, Single Family Residence Zone District and RMF-1, Multi-Family Residence Zone District and R-2, Single Family Residence Zone District as requested by Genesis Equities, LLC (Applicant) and Calvary Chapel of Iowa (Titleholder)

***Case No: PRPT-023588-2016; Case Manager: Joe Mailander***

A public hearing was presented for a Major Preliminary Plat in R-2, Single Family Residence Zone District. The proposal is to subdivide the property into 4 numbered lots and 1 lettered lot for possible future development. The view and approval of the plat will be contingent on future City Council approval of the rezoning request.

Following discussion, Commissioner King made a motion to approve the Major Preliminary Plat in R-2, Single Family Residence Zone District. Commissioner Pankey seconded the motion.

No further discussion was held; *Commissioner* Halverson called for a vote on the motion. The motion to approve the Major Preliminary Plat in R-2, Single Family Residence Zone District passed by a vote of 5 to 2.

No action was taken on the denied RMF-1, Multi-Family Residence Zone District Major Preliminary Plat.

## **5. Amending Chapter 32**

Consideration of amending Chapter 32 of the Municipal Code, the Zoning Ordinance to allow development which incorporates the Flood Control System in the Northwest Flood Mitigation Overlay District

***Bill Micheel, Community Development Assistant Director***

A public hearing was presented to amend Chapter 32 of the Municipal Code, the Zoning Ordinance to allow development which incorporates the Flood Control System in the Northwest Flood Mitigation Overlay District.

Following discussion, Commissioner Halverson called for a motion. Commissioner Cassell made a motion to approve amending Chapter 32 of the Municipal Code, the Zoning Ordinance to allow development which incorporates the Flood Control System in the Northwest Flood Mitigation Overlay District. Commissioner Wilts seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

The meeting was adjourned at 5:01 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development and Planning Department