AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MAY 28, 2025
5:30 PM AT CITY HALL, 220 CLAY STREET

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Regular Meeting Minutes for May 14, 2025

Public Comments

Old Business

2. Land Use Map Amendment – Amend from Medium Density Residential to Low Density Residential. (LU25-001)
Location: 5.22 acres located east of Norse Drive, north of Addison Drive, and west of Loren Drive
Petitioner: Big Hand Pepper LLC; GHV Holdings LLC, property owner
Previous discussion: *May 14, 2025*
Recommendation: *Approval*
P&Z Action: *Hold public hearing and make a recommendation to City Council*

3. MU Master Plan Amendment – Amend from Townhomes to Single-family Residential. (MP25-002)
Location: 5.22 acres located east of Norse Drive, north of Addison Drive, and west of Loren Drive
Petitioner: Big Hand Pepper LLC; GHV Holdings LLC, property owner
Previous discussion: *May 14, 2025*
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

New Business

4. Bockes Minor Subdivision Plat (MPT25-001)
Location: 3208 Pleasant Drive
Petitioner: Ryan and Heather Bockes, Owners
Previous discussion: *none*
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

Commission Updates

Adjournment

Reminders:

* June 11 and June 25 - Planning & Zoning Commission Meetings
* June 2 and June 16 - City Council Meetings