AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, APRIL 08, 2026
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 March 25, 2026

Public Comments

New Business

2. College Hill Design Review – Building Addition (DR26-009)
Location: 422 W. 20th Street
Petitioner: Nathan and Missi Schmid; owners
Previous discussion: None
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

3. Zoning Text Amendments- Trailer Parking (TA26-003)
Petitioner: City of Cedar Falls
Previous Discussion: none
Recommendation: *Discuss and set a public hearing*
P&Z Action: *Discuss and set a public hearing for the next meeting (April 22nd)*

Old Business

4. R-P Master Plan Amendment – West Fork Crossing Phasing Plan (RZ25-004)
Location: North of W. 27th Street and East of Union Road
Petitioner: Panther Builders, applicant; Money Pit, LLC, Owner; Brewer Civil, LLC., Project Engineer
Previous discussion: November 11 and December 3, 2025
Recommendation: *Approval of amended phasing plan for RZ25-004*
P&Z Action: *Discuss and make a recommendation to City Council*

5. Preliminary Plat – Greenhill Village Commons (PP26-002)
Location: South of Lloyd Lane, east of Norse Drive, along Loren Drive extended
Petitioner: GHV Holdings, LLC, Owner; Brewer Civil, LLC., Project Engineer
Previous discussion: March 25, 2026
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

6. Preliminary Plat – Meadow Ridge Addition (PP25-005)
Location: South side of W. 1st Street, east of Winding Ridge Road
Petitioner: ME Associates, LLC, Owner; VJ Engineering, Project Engineer
Previous discussion: March 11, 2026
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

7. Rezoning – 38.25 Acres within West Viking Road Industrial Park from M-1-P Planned Light Industrial District to M-2 Heavy Industrial District (RZ26-001)
Location: North of Technology Parkway and West of Innovation Drive

Petitioner: City of Cedar Falls
Previous discussion: None
Recommendation: *Discussion deferred to April 22*
P&Z Action: *No discussion or action at this meeting. Public Hearing deferred to April 22, 2026.*

8. **Zoning Text Amendments – Cryptocurrency Mining; Utilities and Public Facilities (TA25-007)**
Petitioner: City of Cedar Falls
Previous discussion: None
Recommendation: *Discussion deferred to April 22*
P&Z Action: *No discussion or action at this meeting. Public Hearing deferred to April 22, 2026*.

Commission Updates

Adjournment

Reminders:

* April 22 and May 13, 2026 - Planning & Zoning Commission Meetings
* April 20 and May 4, 2026 - City Council Meetings