Cedar Falls Planning and Zoning Commission
Regular Meeting
July 8, 2026
Cedar Falls, Iowa

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on July 8, 2026, at 5:30 p.m. at City Hall. The following Commission members were present: Fischer, Grybovych, Hartley, Johnson, Koger, Moser and Stalnaker. Watkins was absent. Karen Howard, Planning and Community Services Manager, Jaydevsinh Atodaria, Planner II, and Michelle Pezley, Planner III, were also present.

1.) Chair Stalnaker noted the Minutes from the June 10, 2026, regular meeting are presented. Hartley made a motion to approve the Minutes as presented. Moser seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Grybovych, Hartley, Johnson, Koger, Moser and Stalnaker), and 0 nays.

2.) The first item of business was a final plat for Wild Horse Ridge 7th Addition. Chair Stalnaker introduced the item and Mr. Atodaria provided background information. He explained that the subdivision has been ongoing for about 20 years and has ten phases. The 7th Addition will include 32 residential lots and 2.25 acres of park land. The zoning is RP Planned Residence and the final plat is consistent with the preliminary plat and meets all requirements. He spoke about the proposed parkland and noted that it will be accepted by the City once the final plat is approved. He spoke about the Contract for Completion and Deed of Dedication, and stated that staff recommends approval subject to compliance with all technical comments and comments or direction specified by the Commission.

Travis Stewart, representative for the developer, was available for any questions.

Julie Ann Weaver thanked the developer for the park space.

Hartley made a motion to approve the item. Grybovych seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Grybovych, Hartley, Johnson, Koger, Moser and Stalnaker), and 0 nays.

3.) The Commission then considered an HWY-1 District Site Plan for GreenState Community Credit Union. Chair Stalnaker introduced the item and Ms. Pezley provided background information. She explained that it is proposed to build the credit union in front of Target and next to Scooter's and Raising Cane's, and provided information regarding access to the site, noting that the lot has three street frontages. Ms. Pezley spoke about the open space requirements and showed renderings of the proposed building materials and design. She also provided photos of other buildings in the surrounding area and noted that the design will fit into the area. She noted that staff has concerns with the proposed pole sign at the northwest corner of the property. The other signs for individual businesses in the area are monument signs. There is one pole sign that displays information for multiple businesses. The proposed pole sign would be inconsistent with the signage pattern for the development. Such signs are to be evaluated case by case by staff and City Council with the objective of discouraging sign clutter and encouraging the highest aesthetic standards for development sites. Staff recommends updating the sign plan for the development to replace the freestanding sign with a monument sign. Staff also recommends removing proposed banner signs next to the Interactive Teller machines as banner signs are generally not allowed. She noted that staff have discussed the suggested sign changes with the applicant and they have agreed to make

these changes. Staff recommends approval of the site plan, subject to the suggested changes to the signage.

The developer was present to answer any questions and indicated they would work with the staff to make the change to the signage plan.

Chair Stalnaker shared that he agreed with staff regarding the signs.

Fischer made a motion to approve the item with the updates required by staff. Hartley seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Grybovych, Hartley, Johnson, Koger, Moser and Stalnaker), and 0 nays.

4.) The next item for consideration was a College Hill Neighborhood Overlay Design Review for a projecting sign at the College Hill Barber Shop, 2216 College Street. Chair Stalnaker introduced the item and Mr. Atodaria provided background information. He explained that the barber shop is proposing a new projecting sign that will extend 3 ft. over the College Street sidewalk. All requirements for this sign have been met, and staff recommends approval subject to any comments or direction from the Commission.

Heat Wilkens, business owner, gave a little background on himself, the history of the barbershop and noted that the signage will make the business more visible and stated that he was available for any questions.

Grybovych made a motion to approve the item. Johnson seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Grybovych, Hartley, Johnson, Koger, Moser and Stalnaker), and 0 nays.

5.) As there were no further comments, Hartley made a motion to adjourn. Grybovych seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Grybovych, Hartley, Johnson, Koger, Moser and Stalnaker), and 0 nays.

The meeting adjourned at 5:55 p.m.

Respectfully submitted,

Karen Howard
Community Services Manager

Joanne Goodrich
Administrative Assistant