Cedar Falls Planning and Zoning Commission
Regular Meeting
October 14, 2026
Cedar Falls, Iowa

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on October 14, 2026, at 5:30 p.m. at City Hall. The following Commission members were present: Fischer, Grybovych, Hartley, Johnson, Koger, Stalnaker and Watkins. Moser was absent. Karen Howard, Planning and Community Services Manager, Thomas Weintraut, Planner III, Jaydevsinh Atodaria, Planner II and Chris Sevy, Planner II, were also present.

1.) Chair Stalnaker noted the Minutes from the September 23, 2026 regular meeting are presented. Hartley made a motion to approve the Minutes as presented. Grybovych seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Grybovych, Hartley, Johnson, Koger, Stalnaker and Watkins), and 0 nays.

2.) The first item of business was the Acklin-Howard Minor Plat. Chair Stalnaker introduced the item and Mr. Atodaria provided background information. He explained that the petitioner is requesting a minor plat to create lot line adjustments to make the existing shallow lot at 204 N. Ellen Street more buildable, as well as set aside a portion of the existing lot as an outlot to preserve it as open space. He gave some background information regarding the property and provided a rendering of the proposed minor plat. He explained the zoning requirements for a minor plat and noted the technical comments that will need to be addressed. Staff recommends approval of the proposed minor plat subject to any comments or direction specified by the Commission and conformance to all city staff recommendations and technical comments.

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

3.) The next item of business was the Kies Minor Plat. Chair Stalnaker introduced the item and Mr. Weintraut provided background information. He explained that this tract was not platted with frontage and it is being proposed to divide Tract “C” of the Heritage Hills Estates Second Addition into 13 non-buildable tracts. They will be labeled as “reserved as open space.” He provided background on the property and stated that staff recommends approval of the minor plat subject to any comments or direction specified by the Commission and conformance to all city staff requirements, technical comments and minor corrections to the plat.

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

4.) The Commission then considered zoning code text amendments regarding personal service uses in Neighborhood frontages in CD-DT. Chair Stalnaker introduced the item and Mr. Sevy provided background information. He explained that this item was discussed at a previous meeting and briefly recapped the purpose and background of the item. The Downtown Vision Plan currently emphasizes the preservation of residential character, supporting adaptive reuse and recognizing the few existing office uses in the neighborhood areas. No new offices or commercial uses are permitted if created post-2021, creating the issue of there being no mechanism to allow Personal Services in existing office buildings. He explained that personal

service uses are largely similar to office uses in compatibility with residential uses and allowing adaptive re-use helps to preserve existing buildings in the area. The owner of the tattoo parlor that moved into the space where an office use was previously, was not aware that their use was not allowed in this zoning district, and had already invested in significant improvements to the space before applying for a change of use from the City. Mr. Sevy discussed the proposed amendment, which includes allowing Personal Service uses only in existing buildings that contained office uses as of January 1, 2021. The amendment includes clarifying language that prohibits new office buildings. Staff recommends the Commission discuss the amendment and make a recommendation to City Council to approve the amendment.

Grybovych stated she appreciates the surgical approach to allowing a small number of commercial uses within existing buildings that have already been used for commercial purposes rather than allowing commercial uses generally within this residential area.

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, Stalnaker and Watkins), and 0 nays.

5.) Stalnaker asked about upcoming meetings around Thanksgiving and Christmas. Karen stated that the dates have been adjusted and that she will be reaching out to the Commission with those dates.

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

The meeting adjourned at 5:55 p.m.

Respectfully submitted,

Karen Howard
Community Services Manager

Joanne Goodrich
Administrative Assistant