Cedar Falls Planning and Zoning Commission
Regular Meeting
September 9, 2026
Cedar Falls, Iowa

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on September 9, 2026, at 5:30 p.m. at City Hall. The following Commission members were present: Fischer, Grybovych, Hartley, Johnson, Koger and Watkins. Moser and Stalnaker were absent. Karen Howard, Planning and Community Services Manager, Thomas Weintraut, Planner III and Michelle Pezley, Planner III, were also present.

1.) Vice Chair Hartley noted the Minutes from the July 22, 2026 regular meeting are presented. Grybovych made a motion to approve the Minutes as presented. Johnson seconded the motion. The motion was approved unanimously with 6 ayes (Fischer, Grybovych, Hartley, Johnson, Koger and Watkins), and 0 nays.

2.) The first item of business was the rezoning of 20.64 acres at the northwest corner of the intersection of Hudson Road and W Ridgeway Avenue from A-1 Agriculture District to HWY-1 Highway Commercial District and associated Land Use Map Amendment. Acting Chair Hartley introduced the item and Mr. Weintraut provided background information. He explained the history of the property and the process of getting the Conditional Letter of Map Revision approved through FEMA to fill a portion of the property. Now that the letter has been approved by FEMA and DNR, the petitioner would like to rezone the property, and to do that a land use map amendment will need to be approved. Mr. Weintraut explained the proposed changes to the Future Land Use Map and provided a master plan for the property related to the request to rezone the property from A-1 Agriculture to HWY-1. He discussed the use characteristics and features/location criteria in the different types of uses proposed. He also explained the primary criteria for rezoning and explained that all criteria have been met, provided the Land Use Map is amended as proposed. Staff recommends that the Commission discuss and set a public hearing on September 23, 2026 for a land use amendment and rezoning for the subject property.

The Commission had no comments.

Watkins made a motion to set a public hearing for the rezoning and land use map amendment. Grybovych seconded the motion. The motion was approved unanimously with 6 ayes (Fischer, Grybovych, Hartley, Johnson, Koger and Watkins), and 0 nays.

3.) The Commission then considered a request to rezone 0.3 acres within West Fork Crossing Subdivision from R-P Planned Residential to R-1 Residential. Acting Chair Hartley introduced the item and Ms. Pezley provided background information. She showed an excerpt of the preliminary plat for West Fork Crossing showing the area being discussed and explained that the rezoning is necessary to avoid lots with split zoning. She briefly explained that the lots will be connected to future services when the area is built out during the preliminary plat process. Staff recommends setting a public hearing for the September 23, 2026 meeting.

Grybovych made a motion to set a public hearing for the rezoning and land use map amendment. Johnson seconded the motion. The motion was approved unanimously with 6 ayes (Fischer, Grybovych, Hartley, Johnson, Koger and Watkins), and 0 nays.

4.) The final item considered by the Commission was a preliminary plat for West Fork Crossing. Acting Chair Hartley introduced the item and Ms. Pezley provided background information. She explained that a preliminary plat for the northern portion of West Fork Crossing had been approved previously but that due to inactivity it has since expired. The applicant is now ready to plat both this northern area (zoned R-1) and the southern portion of West Fork Crossing that is zoned R-P. All areas of West Fork Crossing, including the R-1 zoned area, the R-P zoned area, and the area on the south zoned C-1 are included in the proposed preliminary plat. She presented the phasing plan and a summary of the analysis of the street connectivity compliance. She noted that there are a couple of instances where the northern portion of the plat does not comply with the street connectivity standards, but some consideration may be warranted as the plat is consistent with the street pattern that was previously approved. She noted that the plat has been updated to generally comply with the new 66-foot right-of-way requirement, with a few exceptions that are warranted due the shallow depth of the lots in those locations. She discussed the location of the proposed wetland mitigation in Outlot C. She noted locations of wider sidewalks, compliance with the neighborhood parkland dedication ordinance and location of stormwater management areas. Staff recommends receiving public comments, discussion, and continuation to the September 23, 2026 meeting. Watkins stated that she will need to abstain from the item due to a professional conflict.

The developer thanked the staff for their work.

The item was continued to the September 23, 2026 meeting.

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

The meeting adjourned at 6:00 p.m.

Respectfully submitted,

Karen Howard
Community Services Manager

Joanne Goodrich
Administrative Assistant