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

MINUTES

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

1.) Chair Stalnaker noted the Minutes from the March 25, 2026 regular meeting are presented. Hartley made a motion to approve the Minutes as presented. Johnson seconded the motion. The motion was approved unanimously with 8 ayes (Fischer, Grybovych, Hartley, Henderson, Johnson, Koger, Moser and Stalnaker), and 0 nays.

2.) The first item of business was a College Hill Design review for a building addition at 422 West 20th Street. Chair Stalnaker introduced the item and Ms. Pezley provided background information. She explained the criteria for projects in the College Hill Overlay District and described the proposed addition, noting that the building scale will not change and building materials will be similar to the existing building. Staff recommends approval with any comments or direction from the Commission.

Stalnaker asked if the new College Hill zoning, as currently understood, would require a project like this to still be brought to the Commission or would it just be handled by staff. Ms. Pezley stated that it would be handled by staff.

Dennis Wildeboer of City Builders was present for any questions or comments.

Hartley made a motion to approve the item. Grybovych seconded the motion. The motion was approved unanimously with 8 ayes (Fischer, Grybovych, Hartley, Henderson, Johnson, Koger, Moser and Stalnaker), and 0 nays.

3.) The next item for consideration by the Commission was a zoning code text amendment regarding trailer parking. Chair Stalnaker introduced the item and Ms. Castle provided background information. She explained that City Council referred this item to staff to look at what was in the current ordinance for trailer parking on side and rear yards. Ms. Castle explained that she provided Council with three options on how to approach the request for parking in rear and side yards. She provided background on the current enforcement approach as well as complaint statistics. She noted that it was not just for trailers, and also included any parking complaint received, such as parking in front yards and side yards. She explained the proposed solution for all motorized and non-motorized vehicles. She also noted that kayaks, canoes and bicycles are not defined as vehicles and would be allowed to be stored in the yard if maintained around them. Ms. Castle provided examples of what would and would not be allowed and stated that staff is bringing forward the code language for review and discussion and recommends setting a public hearing for the text amendments at the next Commission meeting.

Henderson asked if enforcement would still be by complaint or would it be more proactive. Ms. Castle stated that response would still be complaint-based.

Johnson asked if there is potential for a trailer on both the side and rear yards. Ms. Castle stated that that was accurate. Johnson also asked about how this would affect a corner lot. Ms. Howard provided an explanation.

Stalnaker asked about properties with gravel driveways and if they would be grandfathered in.

Fischer made a motion to set a public hearing. Johnson seconded the motion. The motion was approved unanimously with 8 ayes (Fischer, Grybovych, Hartley, Henderson, Johnson, Koger, Moser and Stalnaker), and 0 nays.

4.) The Commission then considered an R-P Master Plan amendment for West Fork Crossing Phasing Plan. Chair Stalnaker introduced the item and Ms. Pezley provided background information. She explained that the applicant has requested to revise the phasing plan for West Fork Crossing and provided a brief timeline of the history of this area, including a rezoning request. Staff asked the applicant to show the undeveloped area in the phasing and the critical street connections and Ms. Pezley provided a rendering. She gave a comparison of the previous phasing plan with the current proposed plan. Staff recommends approval of the revised phasing plan.

Nick Brewer introduced himself as a representative for the applicant.

Hartley made a motion to approve the item. Grybovych seconded the motion. The motion was approved unanimously with 8 ayes (Fischer, Grybovych, Hartley, Henderson, Johnson, Koger, Moser and Stalnaker), and 0 nays.

5.) The Commission then considered a preliminary plat for Greenhill Village Commons. Chair Stalnaker introduced the item and Ms. Pezley provided background information. She explained that this is an infill development and that the applicant proposes to create 16 lots of single-unit dwellings and a stormwater basin. She provided the lot configurations, setbacks, spoke about phasing, street network, sanitary sewer and stormwater. She discussed the parks and trails, noting the proposal to pay a fee in lieu of creating a park. She spoke about easement vacation and noted that staff recommends approval with any comments or direction from the Commission.

Hartley made a motion to approve the item. Grybovych seconded the motion. The motion was approved unanimously with 8 ayes (Fischer, Grybovych, Hartley, Henderson, Johnson, Koger, Moser and Stalnaker), and 0 nays.

6.) The next item for consideration was a preliminary plat for the Meadow Ridge Addition. Chair Stalnaker introduced the item and Ms. Howard provided background information. She explained that this has been reviewed at a past meeting and showed the location of the proposed area, noting that it is requested to subdivide the property for future development, parkland, wetland/stream conservation and stormwater management. She provided an analysis of the wetlands and the proposed driveway access and showed the revised subdivision plat. She then gave an analysis of the infrastructure, stormwater management, parkland dedication, and technical comments from the staff report, noting everything has been addressed. Staff recommends approval of the plat.

Hartley made a motion to approve the item. Moser seconded the motion. The motion was approved unanimously with 8 ayes (Fischer, Grybovych, Hartley, Henderson, Johnson, Koger, Moser and Stalnaker), and 0 nays.

7.) The rezoning request for West Viking Road Industrial Park and text amendments for cryptocurrency mining were deferred to the April 22, 2026 meeting.

8.) As there were no further comments, Hartley made a motion to adjourn. Johnson seconded the motion. The motion was approved unanimously with 8 ayes (Fischer, Grybovych, Hartley, Henderson, Johnson, Koger, Moser and Stalnaker), and 0 nays.

The meeting adjourned at 6:05 p.m.

Respectfully submitted,

Karen Howard
Community Services Manager

Joanne Goodrich
Administrative Assistant