Cedar Falls Planning and Zoning Commission
Regular Meeting
May 14, 2025
Cedar Falls, Iowa

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on May 14, 2025 at 5:30 p.m. at City Hall. The following Commission members were present: Grybovych, Hartley, Johnson, Moser, Stalnaker and Watkins. Alberhasky, Henderson and Sorensen were absent. Thomas Weintraut, Planner III, Jaydevsinh Atodaria, Planner II, and Chris Sevy, Planner II were also present.

1.) Chair Hartley noted the Minutes from the April 23, 2025 regular meeting are presented. Hartley made a motion to approve the Minutes as presented. Johnson seconded the motion. The motion was approved unanimously with 6 ayes (Grybovych, Hartley, Johnson, Moser, Stalnaker and Watkins), and 0 nays.

2.) The first item of business was a Zoning Code Text Amendment to allow specialized educational facilities in the M-1 District (TA25-002). Chair Hartley introduced the item and Mr. Sevy provided background information. He explained that this was discussed at the last meeting and briefly recapped the information from that discussion. He spoke about an inquiry regarding locating a dance academy in the M-1 District, as well as potential reasons to allow specialized education facilities. He explained the proposed solution, which would entail making the M-1 District code more specific. Staff recommends that the Commission discuss and make a recommendation to City Council.

Brett Van Hove, Van Hove Dance Academy, reiterated his support of this change that would help businesses open their businesses and was available for questions.

Hartley stated that he likes the proposal and feels that the change makes sense.

Hartley made a motion to approve the item. Grybovych seconded the motion. The motion was approved unanimously with 6 ayes (Grybovych, Hartley, Johnson, Moser, Stalnaker and Watkins), and 0 nays.

3.) The next items for consideration by the Commission were College Hill Neighborhood Design Reviews for standing seam steel roofs at 1907 College Street, 1104 W. 22nd Street and 1112 W. 22nd Street. Chair Hartley introduced the item and Mr. Weintraut provided background information. He explained that although they are separate items on the agenda, the three locations are being discussed together as the projects are similar and are in the College Hill Overlay District and require review. He noted that there are no standing seam steel roofs currently in this area and explained that over time these types of roofs have become more reliable and hold up well. It is proposed to match the color of the existing roof and there will be no change to the structure of the building. It is strictly a material change and should remain in character with the neighborhood. Staff has reviewed the proposal and recommends approval based on the architecture compatibility material for use in a residential area because the choice of colors will match the current roofing colors, the pitch of the roof and gables will not change and these materials are durable and have greater life longevity than asphalt roofing material.

Moser asked about the standards regarding the condition of the rest of the building. Mr. Weintraut explained that many times property owners replace certain things one at a time. Mr. Sevy explained the process for rental property inspections to clarify the process.

Watkins asked about the information in the packet regarding the image of the roofing material and stated concerns that it would be a reflective. Mr. Weintraut explained that the color will be consistent with what is currently on the house.

Hartley made a motion to approve 1907 College Street. Johnson seconded the motion. The motion was approved unanimously with 6 ayes (Grybovych, Hartley, Johnson, Moser, Stalnaker and Watkins), and 0 nays.

Hartley made a motion to approve 1112 West 22nd Street. Johnson seconded the motion. The motion was approved unanimously with 6 ayes (Grybovych, Hartley, Johnson, Moser, Stalnaker and Watkins), and 0 nays.

Hartley made a motion to approve 1104 West 22nd Street. Johnson seconded the motion. The motion was approved unanimously with 6 ayes (Grybovych, Hartley, Johnson, Moser, Stalnaker and Watkins), and 0 nays.

4.) The Commission then considered a request College Hill Neighborhood Design Review for a new garage at 721 W. 29th Street. Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that the applicant would like to add a new detached garage on their property. As this is in the College Hill Neighborhood it needs to be approved by the Commission. The plan is to remove the existing detached garage and build a single-wide driveway with a tight two-stall garage. Mr. Atodaria discussed the building design, including materials, size and scale and noted that the recessed garage design will maintain the character of the neighborhood. Staff recommends approval of the project.

Jason Strelow, 721 W. 29th Street, was available for questions.

Moser made a motion to approve the item. Grybovych seconded the motion. The motion was approved unanimously with 6 ayes (Grybovych, Hartley, Johnson, Moser, Stalnaker and Watkins), and 0 nays.

5.) The next item for consideration was a request to rezone property at 2104, 2110 and 2126 College Street from C-3: Commercial District and R-4: Multiple Residence District, to C-3: Commercial District (RZ25-002). Chair Hartley introduced the item and Mr. Weintraut provided background information. He explained that the zoning boundary extends through the properties so creates split zoning. He explained that the applicant would like to get the entirety of each property under the same zoning so he can redevelop the properties. The owners plans to apply for a tax credit program to make it more cost effective to redevelop the properties. For his application for the tax credits, the zoning must be consistent with what he plans to build and the split zoning creates a problem for redevelopment. He discussed the zoning in the area and uses within them and went over the primary criteria for rezoning. Staff recommends approval of the request.

Moser made a motion to approve the item. Grybovych seconded the motion. The motion was approved unanimously with 6 ayes (Grybovych, Hartley, Johnson, Moser, Stalnaker and Watkins), and 0 nays.

6.) The Commission next considered a request to amend the Land Use Map from Medium Density Residential to Low Density Residential for 5.22 acres located east of Norse Drive, north of Addison Drive and west of Loren Drive. Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that the change is intended to allow the proposed development of low-density detached single-family dwelling units. He discussed prior amendments and showed a rendering of the Future Land Use Map for that area. He

explained the uses for the different designations and spoke to the proposal to facilitate development of 16 detached single-family dwelling units at a density of 3.07 units per acre. The request aligns with typical low-density residential uses and will be consistent with the other development in the area. Staff recommends gathering comments from the Commission and the public and continuing the discussion and setting a public hearing date for May 28, 2025.

Kevin Fittro, 1702 Yale Parkway, was available for questions as the developer.

Tim Hansen, 1517 Athens Court, spoke as the president of the HOA and asked about the size of the homes and if they would be an extension of the HOA. Mr. Atodaria explained that it would have its own HOA.

Hartley made a motion to set a public hearing. Stalnaker seconded the motion. The motion was approved unanimously with 6 ayes (Grybovych, Hartley, Johnson, Moser, Stalnaker and Watkins), and 0 nays.

7.) The next item for consideration was an MU Master Plan Amendment, amending townhomes to single-family residential for 5.22 acres located east of Norse Drive, north of Addison Drive and west of Loren Drive. Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that this is a continuation of the previous item, and the proposal is to amend the MU District Master Plan to allow for construction of single-family lots on the property. He discussed the previous amendments and stated that the plan would be to create a total of 16 detached single-family lots at 3.07 units per acre. He gave the analysis of the proposal, explaining that the Master Plan should evaluate if the proposed development plan conforms to standards of the comprehensive plan and discussing setbacks, the landscaping plan and building design. He provided technical comments including that the proposed Master Plan amendment cannot be approved prior to the approval of the Future Land Use Map application and that there must be a Development Agreement that details all aspects of the proposed MU District Master Plan will be required prior to City Council review. If the Master Plan amendment is approved, the applicant will need to submit a preliminary plat and final plat to develop the subject property. Staff recommends gathering any comments from the Commission and continuing the item at the May 28, 2025 meeting.

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

The meeting adjourned at 6:20 p.m.

Respectfully submitted,

Karen Howard
Community Services Manager

Joanne Goodrich
Administrative Assistant