



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**PLANNING AND ZONING COMMISSION**  
**WEDNESDAY, SEPTEMBER 13, 2017**  
**5:30 PM AT CITY HALL - COUNCIL CHAMBERS**

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1. **Call to Order and Roll Call**
2. **Approval of Minutes**
3. **Public Comments**
4. **Old Business**

**A. Wild Horse Ridge Third Addition - Final Plat**

Location: West side of Union Road between Wild Horse First and Second Additions  
Applicant: Midwest Development Co. (Owner) and CGA Engineering  
Previous Discussion: Introduced and discussed on August 23, 2017.  
*Staff Recommendation: Approval.*  
*P&Z Action Needed: Recommend approval and forward to City Council.*

5. **New Business**

**A. MU District Site Plan Review – Kwik Star Convenience Store**

Location: Southwest corner of Greenhill Road and Coneflower Parkway  
Applicant: Kwik Trip, Inc.  
Previous Discussion: None.  
*Staff Recommendation: Introduction and initial discussion.*  
*P&Z Action Needed: Provide direction, comments and continue the discussion at the September 27, 2017 P&Z meeting.*

**B. BCI- Hawkeye Easement Vacation**

Location: West Viking Road Industrial Park (south of 6521 Production Drive)  
Applicant: Buckeye Corrugated, Inc.  
Previous Discussion: None.  
*Staff Recommendation: Approval.*  
*P&Z Action Needed: Recommend approval and forward to City Council.*

**C. Central Business District Façade Review - The Brass Tap at 421 Main Street**

Location: 421 Main Street  
Applicant: Walter Burtis (Restaurant Franchisee)

Previous Discussion: None.  
*Staff Recommendation: Approval.*  
*P&Z Action Needed: Recommend approval and forward to City Council.*

**D. College Hill Neighborhood District Site Plan – Parking Lot at 1906 College Street**

Location: 1906 College Street  
Applicant: James and Joan Bunkofske  
Previous Discussion: None.  
*Staff Recommendation: Approval.*  
*P&Z Action Needed: Recommend approval and forward to City Council.*

**6. Adjournment**

Reminders:

- September 27<sup>th</sup>, October 11<sup>th</sup> and October 25<sup>th</sup> Planning & Zoning Commission meetings
- September 18<sup>th</sup>, October 2<sup>nd</sup> and October 16<sup>th</sup> City Council meetings