

**CITY PLANNING COMMISSION  
MINUTES  
DECEMBER 12, 2023**

**1. CALL TO ORDER** – Rater called the meeting to order at 6:00 P.M.

**2. ROLL CALL**

Members Present: Bailey, Bass, Hutcheson, Knauss, Rater, Rew, Stroebele, Van Houten, and Watson  
Members Absent: Opperman  
Vacancy: One  
Staff: Gibbons, Jura, Monrroy, and Weber

**3. ADOPTION OF AGENDA**

Motion by Stroebele, second by Knauss to adopt the agenda as presented. Motion carried by unanimous voice vote.

*Note: Item 7.A of the agenda was modified by correcting the location of Case #SAV-23-006 from '2637 Avenue L' to 'The northwest corner of the intersection of 14<sup>th</sup> Avenue and Indian Creek.'*

**4. APPROVAL – MINUTES OF NOVEMBER 14, 2023 MEETING**

Motion by Hutcheson, second by Knauss to adopt the minutes as presented. Motion carried by unanimous voice vote.

**5. PROOF OF PUBLICATION** – Gibbons

**6. REVIEW OF MEETING PROCEDURES** – Rater

**7. PUBLIC HEARINGS** - (*Refer to the taped recording of these proceedings for official verbatim minutes*)

A. CASE #SAV-23-006: Public hearing on the request of Jose Lorenzo Perez Cruz to vacate and dispose of the unimproved east/west alley located in Block 25, Fleming and Davis Addition, and Block 'G', Riddle Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. Location: The northwest corner of the intersection of 14<sup>th</sup> Avenue and Indian Creek.

Weber provided an overview of the request.

No one spoke in favor or in opposition of the request. Rater closed the public hearing.

Motion by Van Houten, second by Bass, to recommend approval of the request of Jose Lorenzo Perez Cruz to vacate and dispose of the unimproved east/west alley located in Block 25, Fleming and Davis Addition, and Block 'G', Riddle Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, as per Staff's recommendation.

VOTE: AYE – Bailey, Bass, Hutcheson, Knauss, Rater, Rew, Stroebele, Van Houten, and Watson.  
NAY – None. ABSTAIN – None. ABSENT – Opperman. VACANT – One. Motion carried.

B. CASES #SUB-23-014 and #SAV-23-007: Combined public hearings on the requests of Union Development Holdings LLC for final plat approval for a one-lot subdivision to be known as Union at Bluffs Run, legally described as being a replat of Lots 1-24, inclusive, Block 38, Railroad Addition to the

City of Council Bluffs, Pottawattamie County, Iowa together with all vacated alleys lying within Block 38, Railroad Addition and Lots 1-24, inclusive, Block 39, Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa together with all vacated alleys lying within Block 39, Railroad Addition and Lots 1 through 24 in Block 65, in Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa together with both north/south alleys in Block 65, Railroad Addition located between 26th and 27th Avenues, South 19th and South 20th Streets and that point of South 20th Street extending from 26th Avenue to 27th Avenue and abutting Blocks 65 & 66, Railroad Addition, City of Council Bluffs, Pottawattamie County, Iowa and Lots 1, 4, 5, 6, 7, 8, 9 and 10, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa and all of the 26th Avenue right-of-way lying west of 19th Street and east of the West line of vacated 20th Street extended northerly to the South line of Lot 1, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa and all of the 25th Avenue right-of-way lying east of 21st Street and west of the East right-of-way line of 20th Street and all of the 20th Street right-of-way lying north of 25th Avenue and south of the South line of Lot 7 of Beacon Place Subdivision, and all of the 21st Street right-of-way lying north of 25th Avenue and south of 24th Avenue and the South 27.57 feet of the 24th Avenue right-of-way lying east of the West right-of-way line of 21st Street and west of the West line of Lot 7, Beacon Place Subdivision, all in the City of Council Bluffs, Pottawattamie County, Iowa; **AND** to vacate and dispose of the South 27.57 feet of 24th Avenue right-of-way lying east of the West right-of-way line of 21st Street and west of the West line of Lot 7, Beacon Place Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, that part of 25th Avenue right-of-way lying east of South 21st Street and west of the East right-of-way line of South 20th Street, that part of 26th Avenue right-of-way lying west of South 19th Street and east of the West line of vacated 20th Street extended northerly to the South line of Lot 1, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa, that part of South 20th Street right-of-way lying north of 25th Avenue and south of the South line of Lot 7 of Beacon Place Subdivision, and that part of South 21st Street right-of-way lying between 24th Avenue and 25th Avenue. Location: Undeveloped land lying north of 27th Avenue and west of South 19th Street.

Monrroy provided an overview of the request.

The following members of the public spoke in favor of the request:

Elizabeth Hunter, Snyder & Associates, Inc., 231 Bennett Avenue, Council Bluffs, Iowa 51503, spoke as a representative of the engineer for the project. Hunter stated she was available to answer any questions from the Commission.

Camille R. Hawk, Walentine O'Tolle LLP, 11240 Davenport Street, Omaha, NE 68154, spoke as the attorney for the property owner, Gregory Poor. Hawk expressed the Mr. Poor's support for the project. Hawk stated she, Mr. Poor, and John Jerkovich were available to answer any questions from the Commission.

No one spoke in opposition of the request. Rater closed the public hearing.

Motion by Van Houten, second by Knauss, to recommend approval of the requests of Union Development Holdings LLC for final plat approval for a one-lot subdivision to be known as Union at Bluffs Run, legally described as being a replat of Lots 1-24, inclusive, Block 38, Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa together with all vacated alleys lying within Block 38, Railroad Addition and Lots 1-24, inclusive, Block 39, Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa together with all vacated alleys lying within Block 39, Railroad Addition and Lots 1 through 24 in Block 65, in Railroad Addition to the City of Council Bluffs, Pottawattamie County,

Iowa together with both north/south alleys in Block 65, Railroad Addition located between 26th and 27th Avenues, South 19th and South 20th Streets and that point of South 20th Street extending from 26th Avenue to 27th Avenue and abutting Blocks 65 & 66, Railroad Addition, City of Council Bluffs, Pottawattamie County, Iowa and Lots 1, 4, 5, 6, 7, 8, 9 and 10, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa and all of the 26th Avenue right-of-way lying west of 19th Street and east of the West line of vacated 20th Street extended northerly to the South line of Lot 1, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa and all of the 25th Avenue right-of-way lying east of 21st Street and west of the East right-of-way line of 20th Street and all of the 20th Street right-of-way lying north of 25th Avenue and south of the South line of Lot 7 of Beacon Place Subdivision, and all of the 21st Street right-of-way lying north of 25th Avenue and south of 24th Avenue and the South 27.57 feet of the 24th Avenue right-of-way lying east of the West right-of-way line of 21st Street and west of the West line of Lot 7, Beacon Place Subdivision, all in the City of Council Bluffs, Pottawattamie County, Iowa; **AND** to vacate and dispose of the South 27.57 feet of 24th Avenue right-of-way lying east of the West right-of-way line of 21st Street and west of the West line of Lot 7, Beacon Place Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, that part of 25th Avenue right-of-way lying east of South 21st Street and west of the East right-of-way line of South 20th Street, that part of 26th Avenue right-of-way lying west of South 19th Street and east of the West line of vacated 20th Street extended northerly to the South line of Lot 1, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa, that part of South 20th Street right-of-way lying north of 25th Avenue and south of the South line of Lot 7 of Beacon Place Subdivision, and that part of South 21st Street right-of-way lying between 24th Avenue and 25th Avenue, as per Staff's recommendation.

VOTE: AYE – Bailey, Bass, Hutcheson, Knauss, Rater, Rew, Stroebale, Van Houten, and Watson.  
NAY – None. ABSTAIN – None. ABSENT – Opperman. VACANT – One. Motion carried.

**8. OTHER BUSINESS** (*Refer to the taped recording of these proceedings for the official verbatim minutes*)

- A. City Council Update: Jura provided an update of City Council actions relative to recent planning cases.
- B. Other Items of Interest: Gibbons presented the 2024 Planning Commission meeting calendar.

**9. ADJOURNMENT** – Rater adjourned the meeting at 6:15 P.M.

*The recording of this proceeding, though not transcribed, is part of the record of each respective action of the City Planning Commission. The recording of this proceeding is incorporated into these official minutes of this Commission meeting as if they were transcribed herein.*