

**CITY PLANNING COMMISSION  
MINUTES  
NOVEMBER 12, 2024**

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

**2. ROLL CALL**

Members Present: Freund, Hutcheson, Knauss, Rater, Rew, Van Houten, and Watson  
Members Absent: Stroebele.  
Vacancies: Three  
Staff: Bemis, Gibbons, Harter, Jura, Monrroy, and Weber

**3. ADOPTION OF AGENDA**

Motion by Van Houten, second by Rew to adopt the agenda as presented. Motion carried by unanimous voice vote.

**4. APPROVAL – MINUTES OF OCTOBER 9, 2024 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** – Freund

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

A. CASE #MIS-24-005: Public hearing on the request of the City of Council Bluffs to review and adopt the Fiscal Year 2026-2027 through Fiscal Year 2029-2030 Capital Improvement Plan.

Bemis provided an overview of the request.

Rew noted there are no funds allocated in the proposed CIP for a new park to serve the growing population on the east side of Council Bluffs. Bemis stated the construction of a new park would be significantly expensive and would require finding additional funding sources to finance it. Bemis also stated that the Parks and Recreation Department's current priority is to revitalize the City's existing parks. Gibbons stated another challenge for the construction of a new park would be acquiring sufficient land to accommodate it as the City has limited property holdings on the east side of Council Bluffs.

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

Motion by Rater, second by Van Houten, to recommend approval of the request of the City of Council Bluffs to review and adopt the Fiscal Year 2026-2027 through Fiscal Year 2029-2030 Capital Improvement Plan and find it consistent with the Bluffs Tomorrow: 2030 Comprehensive Plan.

VOTE: AYE – Freund, Hutcheson, Knauss, Rater, Rew, Van Houten, and Watson. NAY – None. ABSTAIN – None. ABSENT – Stroebele. VACANT – Three. Motion carried.

B. CASES #PC-24-002 and #SUB-24-008: Combined public hearings on the request of Cornerstone Housing Group, LLC to adopt a planned commercial development plan for a 280-unit multi-family housing development and for preliminary plan approval to dedicate 1.8 acres of land to the City for the future extension of Power Drive and widening of 35th Avenue on property legally described as Lot 10, Lake Manawa Centre

Subdivision, a Subdivision located in the City of Council Bluffs, Pottawattamie County, Iowa, except a tract of land located in part of Lot 10, Lake Manawa Centre Subdivision as platted and recorded in Pottawattamie County, Iowa, and being more particularly described in the case staff report. Location: Undeveloped land located immediately east of 100 Power Drive.

Weber provided an overview of the request.

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

Jon Blumenthal, McGrath North, 1601 Dodge Street, Suite 3700, Omaha, NE 68102, stated the Cornerstone Housing Group was excited for this project and would continue to work with the City. Blumenthal also stated he was available to answer any questions from the Commission.

Lawrence Mazzotta, Meridian Development/Cornerstone Housing Group, LLC, 209 South 19th Street, Suite 100, Omaha, NE 68102, stated he was also available to answer questions.

Van Houten asked if the City will require the developer to install public sidewalks that connect into the City's trail network as part of this project. Gibbons confirmed public sidewalks would be required and stated the applicant would have to coordinate their installation with the Public Works Department.

Rew asked if the proposed hedge would be the only method used to prevent garbage from Sam's Club drifting onto the subject property. Gibbons stated the hedge was intended to mitigate the amount of garbage that accumulates at this site, but acknowledged not all solid waste issues at this site would be addressed by the proposed landscape buffer. Gibbons stated the owner would be responsible for ensuring the subject property remains in compliance with the City's solid waste management regulations.

Rew asked how traffic congestion at the intersection of 35<sup>th</sup> Avenue and Power Drive would be addressed. Gibbons stated the Public Works Department is exploring different alternatives to alleviate congestion at the 35<sup>th</sup> Avenue/Power Drive intersection, including installing a traffic signal or a roundabout.

Rew asked why Staff does not have an issue with the proposed storage units associated with this project if they had previously opposed Menards' request to redevelop their old site in the Manawa Power Center into a commercial storage facility. Gibbons stated the proposed storage units are considered an accessory use to the overall multifamily residential development as they will only constitute 10% of the total building coverage of the site and will only be available to tenants of the apartment complex. Mazzotta concurred and stated that storage units are a typical component of the developer's multifamily residential projects.

Rater asked if the developer had replicated the design of the proposed multifamily residential development elsewhere in the United States. Blumenthal and Mazzotta stated the proposed development would share some similarities to previous projects, but was unique to this particular site.

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

Motion by Van Houten, second by Rew, to recommend approval of the requests of Cornerstone Housing Group, LLC to adopt a planned commercial development plan for a 280-unit multi-family housing development and for preliminary plan approval to dedicate 1.8 acres of land to the City for the future extension of Power Drive and widening of 35th Avenue on property legally described as Lot 10, Lake Manawa Centre Subdivision, a Subdivision located in the City of Council Bluffs, Pottawattamie County, Iowa, except a tract of land located in part of Lot 10, Lake Manawa Centre Subdivision as platted and recorded in Pottawattamie County, Iowa, and being more particularly described in the case staff report, as per Staff's recommendation.

VOTE: AYE – Freund, Hutcheson, Knauss, Rater, Rew, Van Houten, and Watson. NAY – None. ABSTAIN – None. ABSENT – Stroebele. VACANT – Three. Motion carried.

- C. CASE #PR-24-002: Public hearing on the request of Yoder Construction, Inc., on behalf of Kim Kouri, to append a PR/Planned Residential Overlay onto property legally described as Lots 10 through 14, Weldon’s Addition, along with the vacated section of Hillside Drive right-of-way adjacent, City of Council Bluffs, Pottawattamie County, Iowa, and to adopt the associated development plan to allow an accessory dwelling unit in an R-1/Single-Family Residential District. Location: 1441 McPherson Avenue.

Monroy provided an overview of the request.

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

Motion by Knauss, second by Watson, to recommend approval of the request of Yoder Construction, Inc., on behalf of Kim Kouri, to append a PR/Planned Residential Overlay onto property legally described as Lots 10 through 14, Weldon’s Addition, along with the vacated section of Hillside Drive right-of-way adjacent, City of Council Bluffs, Pottawattamie County, Iowa, and to adopt the associated development plan to allow an accessory dwelling unit in an R-1/Single-Family Residential District, as per Staff’s recommendation.

VOTE: AYE – Freund, Hutcheson, Knauss, Rater, Rew, Van Houten, and Watson. NAY – None. ABSTAIN – None. ABSENT – Stroebele. VACANT – Three. 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 stated there were no additional items of interest to discuss.

**9. ADJOURNMENT** – Freund adjourned the meeting at 6:40 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.*