

North Liberty Planning Commission

February 2, 2021

Via Zoom

Due to the COVID-19 pandemic, public health and safety concerns require City of North Liberty public meetings to be held electronically, so as to limit the spread of the virus.

Call to Order

Chair Becky Keogh called the February 2, 2021 Regular Session of the North Liberty Planning Commission to order at 6:30 p.m. Commission members present: Barry A'Hearn, Josey Bathke, Jason Heisler, Becky Keogh, Jessica Marks, Kylie Pentecost and Patrick Staber.

Others present: Ryan Rusnak, Ryan Heiar, Tracey Mulcahey, Grant Lientz, Kevin Trom, and other interested parties.

Approval of the Agenda

Staber moved, Bathke seconded to approve the agenda. The vote was all ayes. Agenda approved.

Public Hearing for Zoning Map Amendment*Staff Presentation*

Rusnak presented the request of Greenbelt Trail II, LLC for a zoning map amendment on 66.84 acres, more or less, from ID – Interim Development District to RS-6 – Single-Unit Residence District on property located on the west side of North Liberty Road approximately 225 feet north of Salm Drive and also being east of the Arlington Ridge Subdivision. Staff recommends approval with the two findings.

Applicants Presentation

Loren Hoffman, Hall and Hall Engineers, was present on behalf of the applicants and offered to answer questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including: updated preliminary plat, number of lots in the community zoned RS-4 vs. RS-6, availability of RS-4 vs. RS-6; lot size and attractiveness to buyers, desire for larger size lots for buyers, and support for lot size proposed.

Recommendation to the City Council

Heisler moved, Staber seconded that the Planning Commission accept the two listed conditions and forward the zoning map amendment to the City Council with a recommendation for approval. The vote was: ayes – Marks, Keogh, Heisler, Staber, Bathke, A'Hearn; nays – Pentecost. Motion carried.

Public Hearing for Zoning Map Amendment*Staff Presentation*

Rusnak presented the request of the City of North Liberty for a zoning map amendment on 11.04 acres, more or less, from ID – Interim Development District to P – Public Use District on property located on the east side of North Liberty Road approximately .35 miles north of Oak Lane NE. Staff recommends approval of the application.

Applicants Presentation

No applicant presentation above the staff report was offered.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the history of it being zoned Interim Development.

Recommendation to the City Council

Bathke moved, A'Hearn seconded that the Planning Commission accept the two listed findings and forward the zoning map amendment to the City Council with a recommendation for approval. The vote was: ayes – Keogh, Bathke, Staber, Pentecost, Marks, A'Hearn, Heisler; nays – none. Motion carried.

Public Hearing for Ordinance

Staff Presentation

Rusnak presented the request of the City of North Liberty for an ordinance amending Chapter 173 Code of Ordinances of North Liberty, Iowa, entitled "Zoning Code – Sign Regulations" by amending several sections in Chapter 173 related to sign regulations. Staff recommends approval.

Applicants Presentation

No applicant presentation other than the staff report was offered.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the eliminated RV district still being on the zoning map, size of signs, temporary sign reference paragraphs, construction activity signs; the size limit across districts; and making sure text exists that specifically says signs are not allowed in ROW,

Recommendation to the City Council

Marks moved, A'Hearn seconded that the Planning Commission accept the one listed finding and forward the ordinance amendments to the City Council with a recommendation for approval. The vote was: A'Hearn, Bathke, Pentecost, Heisler, Staber, Keogh, Marks; nays – none. Motion carried.

Approval of Previous Minutes

Heisler moved, Staber seconded to approve the minutes of the January 5, 2021 Planning Commission meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Rusnak reported that a site plan for new development and the preliminary plat for the rezoned subdivision are on the next meeting. Keogh requested that Good Neighbor meeting marketing use neighborhood ambassadors to promote them. Rusnak reported that the plan is to keep the electronic forum going forward.

Adjournment

At 7:03 p.m., A'Hearn moved, Heisler seconded to adjourn. The vote was all ayes. Meeting adjourned.

Minutes by Tracey Mulcahey, City Clerk