

**North Liberty Planning Commission**

March 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.

Roll Call

Chair Rebecca Keogh called the March 2, 2021 Planning Commission to order at 6:30 p.m. Commission members present: Jason Heisler, Rebecca Keogh, Kylie Pentecost, Patrick Staber; absent: Barry A'Hearn, Josey Bathke, Jessica Marks. Others present: Ryan Rusnak, Tracey Mulcahey, Grant Lientz, Kevin Trom and other interested parties.

Approval of the Agenda

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

Greenbelt Trail II Preliminary Plat*Staff Presentation*

Rusnak presented the request of Greenbelt Trail II, LLC to approve a Preliminary Plat for a 130 lot subdivision 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 following conditions:

1. That the legal description and acreage be updated to reflect the portion of the property removed from consideration which is grayed out area along Berkshire Court;
2. That the temporary fire access be removed from the Preliminary Plat;
3. That the outlots for the pedestrian trail be updated to "For Pedestrian Trail" only. Ownership, maintenance and any cost sharing will be reflected in the final plat and/or developer's agreement for subdivision improvements.

Applicants Presentation

Susan Forinash, Hall and Hall Engineers, was present on behalf of the applicant and offered to answer questions.

Public Comments

No comments were received from the public.

Questions and Comments

The Commission discussed the application including the revisions to the proposed zoning effect on development plan, the use of streets for overflow parking from the school, parking on one side of the street only, neighborhood meeting requirement, compliance with land use plan, sidewalks, trails, and connection to the school property.

Recommendation to the City Council

Heisler moved, Staber seconded that the Planning Commission accept the listed condition and forward the Preliminary Plat to the City Council with a recommendation for approval subject to

the three conditions listed by City staff. The vote was: ayes – Staber, Pentecost, Heisler, Keogh; nays – none; absent – Bathke, Marks, A’Hearn. Motion carried.

Corridor Commercial Development Company Site Plan:

Staff Presentation

Rusnak presented the request of Corridor Commercial Development Company to approve a Site Plan for a new medical spa and salon on approximately one acre of property located at the southeast corner of Jordan Street and Sara Court. Staff recommends approval with the following findings:

1. The commercial use of the property would be consistent with the current C-2A Highway Commercial District zoning and the Comprehensive Land Use Map designation of Commercial; and
2. The site plan would achieve consistency with the North Liberty Code of Ordinances Section 165.04(2) entitled, “Site Plan Requirements” Section 169.12 entitled “Design Standards”, Section 169.13 entitled “Other Design Standards” and other Code of Ordinance requirements.

Applicants Presentation

Kelly Beckler, MMS Consultants and Michael LeClere, architect, were present on behalf of the applicant and offered to answer questions.

Public Comments

No public comments were received.

Questions and Comments

The Commission discussed the application including the aesthetic, the quality of the plan, notification of neighbors of the development, berming, and dumpster enclosure design.

Recommendation to the City Council

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

Approval of Previous Minutes

Staber moved, Heisler seconded to approve the minutes from the February 2, 2021 Planning Commission meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Rusnak reported that a nation-wide Request for Proposals will be issued for a consultant for Comprehensive Plan update. The Commission discussed the process with staff.

Adjournment

At 7:23 p.m., Staber moved, Heisler seconded to adjourn. All ayes. Meeting adjourned.
Minutes by Tracey Mulcahey, City Clerk