

**North Liberty Planning Commission**

April 6, 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 April 6, 2021 Planning Commission to order at 6:30 p.m. Commission members present: Barry A'Hearn, Josey Bathke, Jason Heisler, Rebecca Keogh, Jessica Marks, Kylie Pentecost, Patrick Staber. Others present: Ryan Rusnak, Ryan Heiar, Tracey Mulcahey, Grant Lientz, Kevin Trom, Loren Hoffman, Pat Scanlon and other interested parties.

Approval of the Agenda

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

Greenbelt Trail II LLC Zoning Map Amendment*Staff Presentation*

Rusnak presented the request of Greenbelt Trail II, LLC for a zoning map amendment on 7.36 acres, more or less, from RS-6 Single-Unit Residence District to RD-10 Two-Unit Residence District on property located on the west side of North Liberty Road approximately 700 feet north of Salm Drive. Staff recommends approval with two findings.

Applicants Presentation

Loren Hoffman and Pat Scanlon were present on behalf of the applicant and offered additional information on LEED-ND. Commission discussed the application with the applicant.

Public Comments

No comments were presented.

Questions and Comments

The Commission discussed the application including building style, zoning north of this parcel, livable communities, creating affordable housing opportunities, location of duplex zoning in relation to North Liberty Road, zero lots vs. duplex, and the creation of an association with the developer.

Recommendation to the City Council

Staber moved, A'Hearn seconded that the Planning Commission accept the two listed findings and forward the zoning map amendment from RS-6 to RD-10 to the City Council with a recommendation for approval. The vote was: ayes – A'Hearn, Bathke, Staber, Marks, Pentecost, Heisler, Keogh; nays – none. Motion carried.

Greenbelt Trail II, LLC Preliminary Plat

Staff Presentation

Rusnak presented the request of Greenbelt Trail II, LLC to approve a Preliminary Plat for a 20 lot subdivision on 7.36 acres, more or less, on property located on the west side of North Liberty Road approximately 700 feet north of Salm Drive. Staff recommends approval of the application with three findings.

Applicants Presentation

Loren Hoffman and Pat Scanlon were present on behalf of the applicant and offered additional information on the application.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the real estate industry in North Liberty and the affordability of housing generally.

Recommendation to the City Council

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

Approval of Previous Minutes

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

Old Business

Heiar followed up on conversation on the challenges of creating affordable housing in North Liberty. A presentation from the Johnson County Livable communities commission was suggested.

New Business

Rusnak reported that two rezoning applications are on the agenda for next month. The Commission discussed the plan for returning to live meetings with staff.

Adjournment

At 7:23 p.m., Staber moved, A'Hearn seconded to adjourn. All ayes. Meeting adjourned.

Minutes by Tracey Mulcahey, City Clerk