

**North Liberty Planning Commission**

June 1, 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 June 1, 2021 Planning Commission to order at 6:30 p.m. Commission members present: Barry A'Hearn, Jason Heisler, Rebecca Keogh, Jessica Marks, Kylie Pentecost, Patrick Staber; absent: Josey Bathke. Others present: Ryan Rusnak, Tracey Mulcahey, Grant Lientz, Kevin Trom, Ben Mitchell, Dean Colony, Katie Colony and other interested parties.

Approval of the Agenda

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

Progress Park – Part Twelve Preliminary Plat*Staff Presentation*

Rusnak presented the request of Red Door Properties I, LLC to approve a Preliminary Plat for a 2 lot subdivision on 2.28 acres, more or less, on property located at the northwest corner of West Penn Street and Penn Court. Staff recommends that the Planning Commission accept the three listed findings:

1. The preliminary plat, which proposes commercial development, achieves consistency with the Comprehensive Plan Future Land Map designation, which is Commercial.
2. The Preliminary Plat depicts proposed commercial lots consistent with C-2-A Highway Commercial District bulk requirements.
3. The Preliminary Plat achieves consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances, which sets forth the preliminary subdivision plat submittal requirements and design standards, respectively; and

and forward the request to approve the Preliminary Plat for 2 lots to the City Council with a recommendation for approval subject to the condition that the fire hydrant be moved behind the proposed sidewalks in the subdivision.

Applicants Presentation

No applicant presentation was made.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no discussion on the application.

Recommendation to the City Council

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

Scooter's Coffee Site Plan

Staff Presentation

Rusnak presented the request of Red Door Properties I, LLC to approve a Site Plan for a new Scooter's Coffee on approximately .72 acres of property located at the northwest corner of West Penn Street and Penn Court. Staff recommends the Planning Commission accept the two listed findings:

1. The commercial use of the property would be consistent with the current C-2A Highway Commercial District zoning and the Comprehensive Plan Future Land Use Map designation of Commercial; and
2. The site plan, with conditions recommended by City staff, would achieve consistency with 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.

and forward the request to the City Council with a recommendation of approval with the fire hydrant being moved behind the proposed sidewalks and that the sidewalk along Penn Court being designed/constructed at sidewalk elevations and that the sidewalk curb ramps shown at the proposed driveway be removed.

Applicants Presentation

No applicant presentation was made

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including traffic stacking for the drive up lane and how many vehicles can be in line.

Recommendation to the City Council

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

Hope Presbyterian Site Plan

Staff Presentation

Rusnak presented the request of Hope Presbyterian Church to approve a Site Plan to pave an existing gravel parking lot and add new paved parking on approximately 1.78 acres of property located on the east side of North Front Street approximately 150 feet north of North Dubuque Street. Staff recommends the Planning Commission accept the two listed findings:

1. The place of worship use of the property would be consistent with the current RS-4 Single-Unit Resident District and the Comprehensive Plan Future Land Use Map designation of Residential; and
2. The site plan, with conditions recommended by City staff, would achieve consistency with 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.

and forward the request to approve a Site Plan to pave an existing gravel parking lot and add new paved parking on approximately 1.78 acres of property located on the east side of North Front Street approximately 150 feet north of North Dubuque Street to the City Council with a recommendation for approval subject to the following conditions:

1. That the portion of the replaced sidewalk toward the north end of the property be 5 feet in width with a one panel tapering transition.
2. That the curb cut at the north driveway location be replaced with a storm intake and pipe into the detention basin and that the grading plans allow for the 100-yr storm event to enter the pond.
3. That the driveway jointing detail be revised to follow North Liberty's Supplement to SUDAS. A note has been added on sheet 1, but the detail still allows the contractor an option.
4. That there be two 100-year storm routings through the detention basin such that one shows flows with the perforated riser as the control and one shows the 6" tile line as the control. Revise the stormwater report as necessary.
5. That the 5-year storm event be routed through the pond to evaluate the 5-year flow through the outlet pipe to the existing intake and pipe in North Front Street. Include this within the stormwater report.

Applicants Presentation

Ben Mitchell, MMS Consultants, was 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 timing of phasing.

Recommendation to the City Council

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

Public Hearing for Ordinance Amendments

Staff Presentation

Rusnak presented the request of the City of North Liberty for an Ordinance amending portions of Chapters 167, 168, and 170 of the City of North Liberty Code of Ordinances, defining permitted

agricultural and livestock uses, removing confined animal feeding operations as a permitted use, creating regulations for an agricultural experience use, modifying signage and off-street parking requirements in general, and modifying accessory uses for community food pantries. Staff recommends the Planning Commission accept the one listed finding: The Zoning Ordinance amendments would allow for an agricultural use within City limits and would revised outdated and onerous language; and forward the request for an Ordinance amending portions of Chapters 167, 168, and 170 of Code of Ordinances, defining permitted agricultural and livestock uses, removing confined animal feeding operations as a permitted use, creating regulations for an agricultural experience use, modifying signage and off-street parking requirements in general and modifying accessory uses for community food pantries.

Pentecost moved, Staber seconded to amend the agenda packet to account for the clerical error. The vote was: ayes – Marks, Heisler, Staber, Pentecost, A'Hearn, Keogh; nays – none; absent – Bathke.

Public Comments

Dean and Katie Colony were present and offered to clarify and answer questions.

Questions and Comments

The Commission discussed the proposed amendments including livestock, community gardens, Farmer's Market, other uses in conditional use, use of ID, unanticipated changes/needs going forward.

Recommendation to the City Council

Marks moved, Staber 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: ayes – Heisler, Staber, Keogh, Marks, A'Hearn, Pentecost; nays – none; absent – Bathke. Motion carried.

Approval of Previous Minutes

A'Hearn moved, Heisler seconded to approve the minutes from the May 4, 2021 Planning Commission meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Rusnak pointed out that Commissioner Pentecost and Commissioner Staber have expiring terms. He expressed his gratitude for their service to the City.

Adjournment

At 7:16 p.m., Staber moved, A'Hearn seconded to adjourn. All ayes. Meeting adjourned.

Minutes by Tracey Mulcahey, City Clerk