



North Liberty Planning Commission

Minutes
July 6, 2021

Roll Call

Chair Rebecca Keogh called the July 6, 2021 Planning Commission to order at 6:30 p.m. Commission members present: Barry A'Hearn, Jason Heisler, Rebecca Keogh, Joesy Bathke, David Willer; absent: Patrick Staber, Jessica Marks.

Other Present: Grant Lientz, Ryan Rusnak, Ben Mitchell, Derek Blackman, Carter Kurdire, and other interested citizens.

Approval of the Agenda

A'Hearn moved, seconded by Heisler, to approve the agenda. The vote was all ayes. Agenda approved.

Election of Chairperson

Bathke moved, seconded by Heisler, to appoint Keogh as Chairperson. The vote was all ayes. Motion carried.

Election of Vice-Chairperson.

Keogh moved, seconded by A'Hearn, to appoint Bathke as Vice-Chairperson. The vote was all ayes. Motion carried.

Liberty Door Site Plan

Staff Presentation

Rusnak presented the request of the 13,045 square foot building addition, a 12,000 square foot standalone building, and related infrastructure. The proposed use of the buildings is contractor bays. Staff recommends that the Planning Commission accept the two listed findings:

1. The proposed use of the property would be consistent with the current I-1 Light Industrial District; and
2. The site plan 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

Ordinances requirements, respectively; and forward the request to approve the Site Plan to the City Council with a recommendation for approval.

Applicants Presentation

Ben Mitchell, from MMS Consultants was available for questions.

Public Comments

No public comment was offered.

Questions and Comments

The Commission had no discussion on the application.

Recommendation to the City Council

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

Zoning Map Amendment

Staff Presentation

Rusnak presented the City-initiated zoning map amendment which is located on 1.72 acres, more or less, from I-1 Light Industrial District to C-2-A Highway Commercial District on property located at the southwest corner of Highway 965 and 240th Street (625 240th St). Staff's opinion is that this property is located on a primary corridor of North Liberty, and without this amendment the City would not have legal authority to deny a site plan, which is consistent with the I-1 District and industrial design guidelines. Staff recommends the Planning Commission accept the two listed findings:

1. Section 165.08 of the North Liberty Code of Ordinances empowers the City to initiate zoning map amendments; and
2. The zoning map amendment would be consistent with the North Liberty Comprehensive Plan Future Land Use Map; respectively, and

forward the request to approve the Zoning Amendment and recommend approval to the City Council.

Public Hearing was opened at 6:45 p.m. Staff has not received any formal objection to the request. The hearing was closed.

Public Comments

No public comments were offered.

A'Hearn moved, seconded by Willer, 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—A'Hearn, Heisler, Willer, Bathke, Keogh; nays—none; absent— Marks, Staber. Motion carried.

Approval of Previous Minutes

Heisler moved, seconded by A'Hearn to approve the minutes of the June 1, 2021 Planning Commission meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

No old business was presented.

Adjournment

At 6:50 p.m. Heisler moved, A'Hearn seconded to adjourn the meeting. All ayes. Meeting adjourned.

Minutes by Mary Byers, Deputy City Clerk