



**Planning Commission
November 10, 2021**

Call to Order

Planning Commission Chair Becky Keogh called the November 10, 2021 Planning Commission to order at 6:00 p.m. Commission members present: Barry A'Hearn, Josey Bathke, Jason Heisler, Becky Keogh, Brian Vincent, Dave Willer; absent: Patrick Staber.

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

Approval of the Agenda

Bathke moved, Heisler 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 Bowman Property, LLC for a zoning map amendment (rezoning) on 109.43 acres, more or less, on property located at the northeast corner of West Forevergreen Road and South Kansas Avenue from ID Interim Development to RS-4 Single-Unit Dwelling District, RS-6 Single-Unit Dwelling District, RD-10 Two-Unit Residence District, RM-8 Multi-Unit Residence District, RM-12 Multi-Unit Residence District and C-2-A Highway Commercial District. Staff recommends approval with the following findings: 1. The proposed zonings would achieve consistency with the Comprehensive Plan Future Land Use Map designations, except where there are land use compatibility considerations adjacent to less dense development; and 2. The proposed zonings would be compatible with the surrounding properties and the following conditions: 1. That property generally achieve consistency with the submitted concept plan as it relates to the general pattern of land use development and landscape buffering; and 2. That there be a 20' wide on lot landscape buffer for the residentially zoned portion of the development adjacent to South Kansas Avenue and West Forevergreen Road.

Applicants Presentation

Mike Bails was present on behalf of the applicant and offered additional information on the application.

Public Comments

No public comment was offered. There was correspondence included in the packet from neighboring property owner, Bev Seelman.

Questions and Comments

The Commission discussed the application including commercial under residential, good neighbor feedback, the collaborative process with developer, stormwater details, engineering information, size of the development, sustainability of the development, current inventory versus demand, successful aging in place units, development of The Preserve, building to the demand, diversified housing stock, creation of park space for community building, and tile cost exploration.

Recommendation to the City Council

Bathke moved, Willer seconded to recommend approval of the zoning map amendment to the City Council with the following findings: 1. The proposed zonings would achieve consistency with the Comprehensive Plan Future Land Use Map designations, except where there are land use compatibility considerations adjacent to less dense development; and 2. The proposed zonings would be compatible with the surrounding properties and the following conditions: 1. That property generally achieve consistency with the submitted concept plan as it relates to the general pattern of land use development and landscape buffering; and 2. That there be a 20' wide on lot landscape buffer for the residentially zoned portion of the development adjacent to South Kansas Avenue and West Forevergreen Road. The vote was: ayes – Keogh, Bathke, Willer, Heisler, Vincent, A'Hearn; nays – none; absent – Staber. Motion carried.

Urban Renewal Area Amendment

Staff Presentation

Mulcahey presented the request of the City of North Liberty for an amendment to the North Liberty. Staff is recommending approval of an updated Urban Renewal Plan to include two upcoming projects: City Hall and N. Jones Boulevard. By updating the plan, it allows the City to borrow general obligation and/or TIF money in the future to fund these projects. The current plan calls for GO borrowing for the City Hall project and TIF borrowing for N. Jones Boulevard.

Public Comments

No public comments were received.

Questions and Comments

The Commission discussed the application including the N. Jones Boulevard Project.

Recommendation to the City Council

Heisler moved, A'Hearn seconded to recommend approval of the Urban Renewal Area Amendment Plan to City Council. After discussion, the vote was: ayes – Willer, A'Hearn, Vincent, Keogh, Bathke, Heisler; nays – none; absent – Staber. Motion carried.

Approval of Previous Minutes

Bathke moved, A'Hearn seconded to approve the minutes of the September 7, 2021 meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

There will be a December meeting.

Adjournment

At 6:37 p.m., Heisler moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk