Planning Commission
January 4, 2022

Call to Order
Planning Commission Chair Becky Keogh called the January 4, 2022 Planning Commission to order at 6:30 p.m. Commission members present: Barry A'Hearn, Josey Bathke, Jason Heisler, Becky Keogh, Patrick Staber, Brian Vincent, Dave Willer.

Others present: Ryan Rusnak, Ryan Heiar, Tracey Mulcahey, Grant Lientz, Kevin Trom, Carter Kurdlre, Nick Bettis and other interested parties.

Staber moved to table the 2780 Front Street NE Conditional Use Application. Bathke seconded. The vote was: ayes- Bathke, Heisler, Keogh, Staber, Vincent, Willer, A'Hearn; nays – none. Motion carried.

Approval of the Agenda
Staber moved, A'Hearn seconded to approve the agenda. The vote was all ayes. Agenda approved.

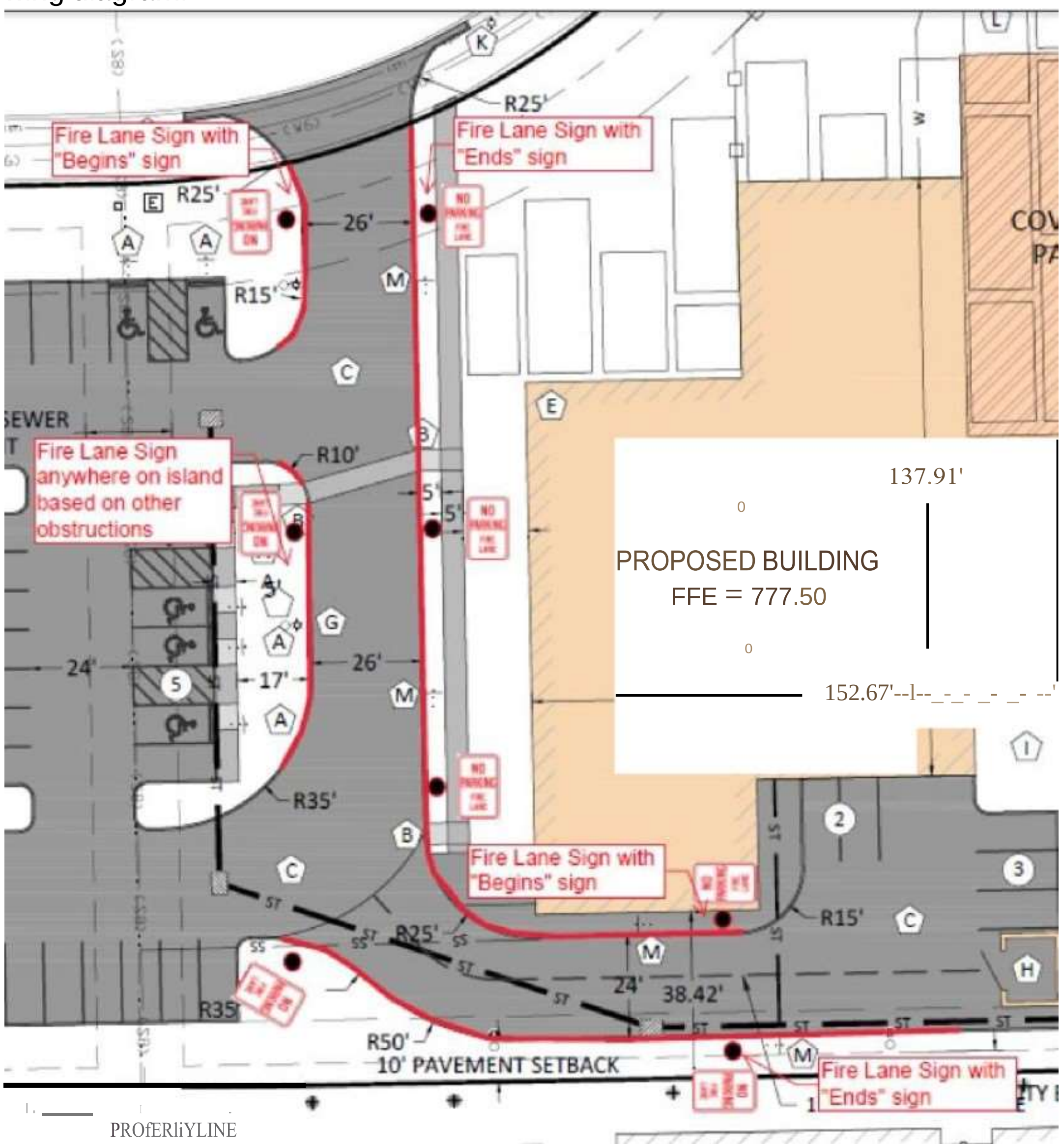
Brewland LLC Site Plan
Staff Presentation
Rusnak presented the request of Brewland, LLC to approve a Site Plan for a new micro-brewery on approximately 3.9 acres of property located at 925 and 945 Liberty Way. Staff recommends that the Staff recommends the Planning Commission accept the two listed findings that

1. The commercial use of the property would be consistent with the current C-1-B General Commercial District and the Comprehensive Plan Future Land Use Map designation of Commercial and Commercial with Residential; and
2. The site plan, with recommended conditions, 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 on 3.9 acres for a new micro-brewery to the City Council with a recommendation for approval with the following conditions.

1. That prior to issuance of a certificate of occupancy the applicant dedicate a sidewalk easement to the City for any portion of the public sidewalk that extends onto private property as are shown on the site plan, subject to approval as to form and content by the City Attorney.
2. That prior to issuance of a certificate of occupancy a plat of survey formally combining the two lots into one lot in accordance with Section 180.10(2) North Liberty Code of Ordinances be recorded with the Johnson County Recorder, and that applicant is responsible for any costs associated therewith.

3. That the plans be revised to show the sidewalk ramps at the southeast corner of Liberty Way and Washington Avenue with a crossing across Liberty Way and that the curb ramps at the southwest corner of the same streets be removed from the plans.
4. That the plans be revised to include the installation of a "tee" on the water main so that any valves are located outside of the sidewalk/trail.
5. That the plans be revised to show retaining walls/blocks, fencing and other improvements outside of the public access easement (where the pond trail in located).
6. That the grading at the southeast portion of the parking lot be revised such that the grades do not exceed 3:1. Otherwise, a retaining wall be installed.
7. That a fence detail be provided on the plans.
8. That a dumpster enclosure detail be provided on the plans.
9. That fire lane signs be installed and curbing painted red accordance with the following diagram:



Applicants Presentation
Nick Bettis, Axiom Consultants, was present on behalf of the applicant and offered to answer questions.

Public Comments
No public comments were offered.

Questions and Comments
The Commission discussed the application including the positive addition to the area, requirement for food service in the updated code, and compliance with parking standards.

Recommendation to the City Council
Willer moved, Bathke seconded to accept the two listed findings and forward the site plan to the City Council with a recommendation for approval subject to the nine conditions listed by staff. The vote was: ayes – Heisler, Keogh, Bathke, Vincent, Willer, A'Hearn, Staber; nays – none. Motion carried.

Taco Bell Site Plan
Staff Presentation
Rusnak presented the request of Haza Bell of Nebraska, LLC to approve a Site Plan for a new Taco Bell on 1.5 acres of property located at 1000 Liberty Way. Staff recommends approval with the findings of:

1. The commercial use of the property would be consistent with the current C-2A Highway Commercial District and the Comprehensive Plan Future Land Use Map designation of Commercial; 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 Ordinance requirements;

and forward the request to approve a Site Plan on 1.5 acres for a new Taco Bell at 1000 Liberty Way to the City Council with the following condition:

1. That the sidewalk ramp for the Liberty Way crossing be included on the plans prior to the City Council's consideration

Applicants Presentation
The applicant was present and offered to answer questions. of the applicant and offered X.

Public Comments
No comments were offered on the application.

Questions and Comments

The applicant discussed the application including the design aesthetic, increase in traffic on Liberty Way, queuing of customer cars, dining in vs. drive through, comparison to Coralville's size, Liberty Way pavement markings, and street width.

Recommendation to the City Council

Bathke 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 condition listed by City staff. The vote was: ayes – A'Hearn, Heisler, Keogh, Vincent, Bathke, Willer, Staber; nays - none. Motion carried.

Public Hearing for Zoning Code Amendment

Staff Presentation

Rusnak presented the request of the City of North Liberty for an Ordinance amending Chapters 165 through 170 and Chapter 173 of the North Liberty Code of Ordinances, governing the administration, organization, enforcement, requirements and definitions of the zoning districts, development and sign regulations. Staff recommends the Planning Commission accept the listed finding that the proposed ordinance would modernize the Zoning Code, make it more user friendly, and revise outdated and/or antiquated language, and forward the Ordinance amending several chapters of the Zoning Code to the City Council with a recommendation for approval subject to the following condition:

1. That the following uses be prohibited within the Villas at Liberty Executive Square – Parts One, Two, Three and Four:
   A. Heavy Retail Establishment.
   B. Enclosed Self-Storage Facility.
   C. Outdoor Self-Storage Facility.
   D. Vehicle Dealership, New and Used.

Public Comments

No comments were received regarding this application.

Questions and Comments

The Commission discussed the ordinance amendments including the relevance, the improvements, streamline look at codes, site plan revisions, rental code, parking amendments, and the lone RM-6 Parcel.

Recommendation to the City Council

Heisler moved, Willer seconded to amend the proposed ordinance amendments to include the following staff recommended amendments:

1. Amend Section 168.06 Table 168.06 by allowing the use "Healthcare Institution" as a permitted use in the P District.
2. Amend Section 168.07(2)(B)(3)(b)(v) by increasing the maximum building size to 6,000 square feet in area.

3. Amend Section 169.01(3) – Table 169.01-C by changes the minimum required vehicle spaces for a healthcare to "1 per 3 beds + 1 per 250 SF GFA office and administrative area" and for a medical/dental office to "1 per 350 SF GFA"

After discussion, the vote was: ayes – Staber, Bathke, Vincent, Heisler, Willer, A'Hearn, Keogh; nays – none. Motion carried.

A'Hearn moved, Staber seconded to recommend approval of the proposed ordinance amendments as amended with the following condition:

1. That the following uses be prohibited within the Villas at Liberty Executive Square – Parts One, Two, Three and Four:
   A. Heavy Retail Establishment.
   B. Enclosed Self-Storage Facility.
   C. Outdoor Self-Storage Facility.
   D. Vehicle Dealership, New and Used.

to the City Council. The vote was: ayes – Willer, Staber, Keogh, Bathke, Vincent, A'Hearn, Heisler; nays – none. Motion carried.

Comprehensive Plan Amendment

Staff Presentation

Prior to the meeting the University of Iowa Hospitals and Clinics communicated their desire to have the zoning be P-Public instead of C-3 Higher Intensity Commercial. Rusnak presented the request of the City of North Liberty for a Comprehensive Plan Future Land Use Map Amendment from Residential to Public on approximately 20.12 acres of property located on the east side of South Jones Boulevard east of the termini of Copper Mountain Drive. Staff recommends the Planning Commission accept the two following findings:

1. The Commercial Future Land Map Amendment would allow the P-Public District zoning to achieve consistency with the Comprehensive Plan.
2. The Commercial Future Land Map Amendment would allow the University of Iowa Hospitals and Clinics development to achieve consistency with the Comprehensive Plan;

and forward the Comprehensive Plan Amendment to the City Council with a recommendation for approval.

Public Comments

No public comments were offered on this application.

Questions and Comments

The Commission discussed the application including the benign nature of the application and the nature of the use on this property.

Heisler moved to amend the designation to be P-Public. Willer seconded. The vote was: ayes-Vincent, A'Hearn, Heisler, Willer, Staber, Keogh; nays – none; abstain – Bathke.

Recommendation to the City Council

A'Hearn moved, Staber seconded to accept the two listed findings and forward the Comprehensive Plan Amendment to the City Council with a recommendation for approval. The vote was: ayes – A'Hearn, Staber, Willer, Vincent, Heisler, Keogh; nays – none; abstain - Bathke. Motion carried.

Public Hearing for Zoning Map Amendments

Staff Presentation

Rusnak presented the request of the City of North Liberty for the following Zoning Map Amendments (Rezonings): C-2-A Highway Commercial District and RM-8 Multi-Unit Residence District to C-3 High Intensity Commercial District on property located at the southwest corner of West Forevergreen Road and Coral Ridge Avenue; RM-6 Multi-Unit Residence District to RM-8 Multi-Unit Residence District on properties located at 22 through 77 Jaro Way; and RS-O Single-Unit Residential Special Use District to RS-4 Single-Unit Residence District Professional Office Overlay District on property located at 205 West Penn Street. Staff recommends the Planning Commission accept the two listed findings:

1. The zoning map amendments would be consistent with the North Liberty Comprehensive Plan Future Land Use Map designations;
2. The zoning map amendment would facilitate amendments in the proposed Ordinance amending the Zoning Code;

and forward the zoning map amendments to the City Council with a recommendation for approval.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including talking to property owners and the timing.

Heisler moved, A'Hearn seconded to amend the zoning map amendment to revise the zoning on the southwest corner of West Forevergreen Road and Coral Ridge Avenue to P-Public per the request of the University of Iowa Hospitals and Clinics. The vote was: ayes – Keogh, Staber, Willer, Vincent, A'Hearn, Heisler; nays – none; abstain – Bathke. Motion carried.

Recommendation to the City Council

A'Hearn moved, Heisler seconded to accept the two listed findings and forward the zoning map amendments to the City Council with a recommendation for approval. The vote was: ayes – Heisler, A'Hearn, Staber, Willer, Keogh, Vincent; nays – none; abstain - Bathke. Motion carried.

Approval of Previous Minutes

Willer moved, Bathke seconded to approve the minutes of the December 7, 2021 meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Rusnak spoke regarding the email from newly elected Mayor Hoffman.

Adjournment

At 7:32 p.m., Staber moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:
Tracey Mulcahey, City Clerk