



**Planning Commission
February 1, 2022**

Call to Order

Planning Commission Chair Becky Keogh called the February 1, 2022 Planning Commission to order at 6:30 p.m. Commission members present: Barry A'Hearn, Josey Bathke, Jason Heisler, Becky Keogh, Patrick Staber, Dave Willer; absent: Brian Vincent.

Others present: Ryan Rusnak, Ryan Heiar, Tracey Mulcahey, Grant Lientz, Kevin Trom, Katie Colony, John Mamer and other interested parties.

Approval of the Agenda

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

Colony Pumpkin Patch Conditional Use

Staff Presentation

Rusnak presented the request of Colony Acres, LLC, dba Colony Pumpkin Patch on behalf of Colony 1927 for an Agricultural Experience Conditional Use on approximately 63.17 acres of property located on the east side of Front Street NE approximately 130 feet south of East Tartan Drive (2780 Front Street NE). Staff recommends the Planning Commission accept the two listed findings:

1. The approval of the Agricultural Experience Conditional Use would allow the Colony Pumpkin Patch to operate within the City of North Liberty;
2. The Agricultural Experience use complying with the use standards would ensure compatibility with the area; and

forward the request for an Agricultural Experience Conditional Use on approximately 63.17 acres of property located on the east side of Front Street NE approximately 130 feet south of East Tartan Drive (2780 Front Street NE) to the Board of Adjustment with a recommendation for approval subject to the following conditions:

1. That the property be annexed into the City of North Liberty; and
2. That the buildings identified in the staff report not meeting the design standards be permitted to be used in conjunction with the use.

Applicant Presentation

Katie Colony was present and offered to answer questions.

Public Comments

No comments were offered. A letter of support was sent to the Commission earlier today.

Questions and Comments

The Commission discussed the application including future change of business, grandfathering in of existing structures, and replacement of existing structures if damaged.

Recommendation to the Board of Adjustment

Heisler moved, Willer seconded that the Planning Commission accept the two listed findings and forward the request to the Board of Adjustment with a recommendation for approval subject to the two conditions listed by City staff. The vote was: ayes – Keogh, Bathke, Willer, Heisler, A'Hearn, Staber; nays – none; absent – Vincent. Motion carried.

TSS Investments, LLC Site Plan

Staff Presentation

Rusnak presented the request of TSS Investments, LLC to approve a Site Plan for a new building on approximately 2.4 acres of property located at 340 Herky Street. Staff recommends the Planning Commission accept the two listed findings:

1. The industrial use of the property would be consistent with the current I-1 Industrial District and the Comprehensive Plan Future Land Use Map designation of Industrial;
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 "Other Design Standards" and other Code of Ordinance requirements;

and forward the request to approve a site plan for a new building at 340 Herky Street to the City Council with a recommendation for approval.

Applicant Presentation

John Marner, MMS 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 had no questions or comments on the application.

Recommendation to the City Council

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

Public Hearing for Amendment to Previously Approved Planned Area Development

Staff Presentation

Rusnak presented the request of Vintage Estates of North Liberty for an amendment to a previously approved RS-4 PAD Single-Unit Residence District Planned Area Development. The property contains 8.42 acres and is located on the west side of South Jones Boulevard west of

the terminus of Cory Court. Staff recommends the Planning Commission accept the three listed findings:

1. The zoning map amendment would be consistent with the North Liberty Comprehensive Plan Land Use Plan;
2. The proposed use and density of the development would be compatible with the area;
3. The zoning map amendment achieves consistency with Section 168.12 of the North Liberty Code of Ordinances, entitled "PAD Zone – Planned Area Development Overlay District and the site plan achieves consistency with Section 165.04(2) of the North Liberty Code of Ordinances entitled, "Site Plan Requirements;" and

forward the request of Vintage Estates of North Liberty for an amendment to a previously approved RS-4 PAD Single – Unit Residence District Planned Area Development to the City Council with a recommendation for approval subject to the following conditions:

1. That the development be subject to the design standards and maximum height limitations for buildings in the single-unit residence district;
2. That no building in the proposed development have basements;
3. That the setback reduction not affect the design of the stormwater management system.

Applicant Presentation

Jason Ledden, Snyder and Associates was present on behalf of the applicant and offered additional information on the request.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the change in the setbacks, setbacks on multi-family generally, the need for this type of housing in the community, and the numbers of units sold.

Recommendation to the City Council

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

Approval of Previous Minutes

Bathke moved, Staber seconded to approve the minutes of the January 4, 2022 meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Rusnak provided an update on the Comprehensive Plan and residential housing growth.

Adjournment

At 6:59 p.m., Staber moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk