



Planning Commission
May 3, 2022

Call to Order

Vice Chair Josey Bathke called the May 3, 2022 Planning Commission to order at 6:30 p.m. in the Council Chambers at 1 Quail Creek Circle. Commission members present: Barry A'Hearn, Josey Bathke, Jason Heisler, , Brian Vincent, Dave Willer; absent: Becky Keogh and Patrick Staber.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Kevin Trom, Carter Kurdire, Jon Marner and other interested parties.

Approval of the Agenda

Heisler moved, Willer seconded to approve the agenda. The vote was all ayes. Agenda approved.

Lot 1, Front Street Place Site Plan

Staff Presentation

Heiar presented the request of Matnic, LLC to approve a Site Plan for two 12-unit multi-family buildings and related site improvements on approximately 1.48 acres of property located at 10 Jaro Way. Staff recommends acceptance of two findings, 1. The residential use of the property is consistent with the RM -21 District and the Comprehensive Plan Future Land Use Map designation of Residential; and 2. The site plan would achieve consistency with North Liberty Code of Ordinances Section 165.05(2) entitled, "Preliminary Site Plan Review", Section 168.07 entitled "Uses Defined and Use Standards ", and Section 169.10 entitled "Design Standards" and other Code of Ordinance requirements; and forward the request to approve a site plan for two 12-unit multi-family buildings and related site plan improvements on approximately 1.48 acres of property located at 10 Jaro Way to the City Council with a recommendation for approval.

Applicant Presentation

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered additional information and to answer questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the inclusion of green space, access to the multi-use path, and the use of stone on the building.

Recommendation to the City Council

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

Public Hearing on Zoning Map Amendment

Staff Presentation

Heiar presented the request of Watts Development for a zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RS-9 Single-Unit Residence District on approximately 3.90 acres on property located on the south side of Denison Avenue approximately 450 feet east of Brook Ridge Avenue. Staff recommends that the Planning Commission accept the two listed findings, 1. The zoning map amendment would be consistent with the North Liberty Comprehensive Plan Future Land Use Map; and 2. The RS-9 Single-Unit Dwelling District zoning would be compatible with the area; and forward the request for the zoning map amendment from RS-6 – Single –Unit Dwelling District to RS-9 – Single – Unit Dwelling District to the City Council with a recommendation for approval.

Applicant Presentation

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered additional information and to answer questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the size of the houses proportionate to the lot size.

Recommendation to the City Council

Willer moved, A'Hearn seconded 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 – Willer, Vincent, A'Hearn, Bathke, Heisler; nays – none; absent – Keogh, Staber. Motion carried.

Presentation Regarding New City Hall

Heiar presented information on several City projects. Those projects included St. Andrews Drive, Ranshaw Way Project, Dubuque Street Project, and the City Hall project. The Commission discussed the projects.

Approval of Previous Minutes

A'Hearn moved, Heisler seconded to approve the minutes of the April 5, 2022 meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Heiar reported on Becky Keogh's resignation. At least one item will be on the agenda next month.

Adjournment

At 6:57 p.m., Heisler moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk