

**Planning Commission**

August 2, 2022

City Council Chambers, 1 Quail Creek Circle, North Liberty, Iowa

Call to Order

Vice Chair Jason Heisler called the August 2, 2022, Planning Commission meeting to order at 6:30 p.m. in the Council Chambers at 1 Quail Creek Circle. Commission members present: Barry A'Hearn, Sheila Geneser, Jason Heisler, Dave Willer; Absent—Josey Bathke, Patrick Staber, Brian Vincent.

Others present: Ryan Rusnak, Grant Lientz, Kevin Trom, Mike Bails, Carter Kurdire, Troy Culver and other interested parties.

Approval of the Agenda

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

North Ridge Parts 2 & 3 Preliminary Subdivision Plat:

Request of Scanlon Family, LLC. And The Trustees of Penn Township to approve a Preliminary Subdivision Plat for a 37-lot subdivision on approximately 36.32 acres. The property is located at the southeast corner of North Liberty Road and Oak Lane NE.

Geneser moved, seconded by A'Hearn, to table this item per the request of the applicant until the September 6, 2022, Planning Commission meeting. The vote was all ayes. Motion carried.

North Central Junior High School Preliminary Site Plan:

Staff Presentation

Rusnak presented the request of Iowa City Community School District to approve a Site Plan for a building addition and related site improvements on approximately 39.8 acres. The property is located at 180 East Forevergreen Road. Staff recommends that the Planning Commission accept the two findings:

1. The Educational use of the property would be consistent with the current P District and the Comprehensive Plan Future Use Map designation of Public; and
2. The site plan would achieve consistency with North Liberty Code of Ordinances Section 165.05(2) entitled, "Preliminary Site Plan Review" and Section 169.10 entitled "Design Standards" and other Code of Ordinance requirements.

Applicant Presentation

Luke Newton of MMS Consultants was present on behalf of the application to answer questions.

Public Comments

No public comments were offered.

Questions and Comments

Commission feels the request is consistent with the area and like the proposed Fire Lane.

Recommendation to the City Council approved with

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

Lot 25 of Forevergreen Estates Preliminary Site Plan:

Staff Presentation

Rusnak presented the request of Dahnovan Holdings to approve a Site Plan for 62 townhouses and related site improvements on approximately 7.03 acres. The property is located on the south side of future Harlen Street approximately .17 miles east of South Kansas Avenue. Staff recommends that the Planning Commission accept the two findings:

1. The residential use of the property would be consistent with the current RM-12 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.

Staff recommends the Planning Commission accept the two listed findings and forward the request to approve the site plan for eight, two-story 4-unit townhouse buildings and related infrastructure to the City Council with a recommendation for approval.

Applicant Presentation

Mike Bails was present on behalf of the applicant to answer any questions.

Public Comments

No public comments were given.

Questions and Comments

Commission feels request is consistent with the area.

Recommendation to the City Council

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

Public Hearing on Zoning Map Amendment:

Staff Presentation

Rusnak presented the request of Insight Construction for a zoning map amendment (rezoning) from RM-21 Multi-Unit Residence District to RM-21 PAD Multi-Unit Residence District Planned Area Development on approximately 5.93 acres. The property is located on the west side of Future North Jones Boulevard approximately .18 miles north of West Penn Street. Staff recommends the Planning Commission accept the listed finding:

1. The proposed zoning would achieve consistency with North Liberty Code of Ordinances Section 165.05(2) entitled, "Preliminary Site Plan Review" and 165.09(D) (1) entitled, "Zoning Map Amendment Approval Standards" and

and forward the request of Insight Construction for a zoning map amendment (rezoning) from RM-21 Multi-unit Residence District to RM-21 PAD Multi-Unit Residence District Planned Area Development on approximately 5.93 acres to the City Council with a recommendation for approval.

Public hearing was opened at 6:42 pm and there were no oral or written comments. The public hearing was closed.

Applicant Presentation

Troy Culver was present for any questions the Commission might have.

Questions and Comments

Discussion with staff that these would all be rentals with one owner and the development would have a limitation of 30 units until the second access to the south is completed.

A'Hearn moved, seconded by Geneser, that the Planning Commission accept the listed finding and forward the zoning map amendment to the City Council for approval. The vote was: ayes—A'Hearn, Willer, Heisler, Geneser; nays—none; absent—Vincent, Bathke, Staber. Motion carried.

Approval of Previous Minutes

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

Old Business

No old business was presented.

New Business

Rusnak updated the Commission on the September meeting.

Adjournment

At 6:50 p.m. A'Hearn moved, Willer seconded to adjourn the meeting. The vote was all ayes. Meeting adjourned.

Signed:

Mary Byers, Deputy City Clerk