



**Planning Commission
November 1, 2022
Council Chambers, 1 Quail Creek Circle**

Call to Order

Vice Chair Jason Heisler called the November 1, 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, Sheila Geneser, Jason Heisler, Patrick Staber, Brian Vincent; absent: Josey Bathke, Dave Willer.

Others present: Ryan Rusnak, Ryan Heiar, Tracey Mulcahey, Grant Lientz, Kevin Trom, Jeff Mekota, Bob Downer, Jason Stone, and other interested parties.

Approval of the Agenda

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

Water Tower Place Preliminary Subdivision Plat*Staff Presentation*

Rusnak presented the request of Dahnovan Holdings, LLC for a to approve a Preliminary Subdivision Plat for an 11-lot subdivision on approximately 41.48 acres. The property is located at the west side of North Kansas Avenue approximately 150 feet south of West Lake Road. Staff recommends that the Planning Commission accept the two findings:

1. The preliminary plat would achieve consistency with the Comprehensive Plan Future Land Use Map designation; and
2. The preliminary plat would achieve consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances, which sets forth the preliminary subdivision plat submittal requirements and design standards, respectively; and

forward the request to approve a Preliminary Subdivision Plat for an 11-lot subdivision on approximately 41.48 acres to the City Council with a recommendation for approval.

Applicant Presentation

Jeff Mekota was present on behalf of the applicant and offered to answer questions

Public Comments

No public comments were received.

Questions and Comments

The Commission discussed the application including driveway access for units on Lot 2.

Recommendation to the City Council

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

Public Hearing on Zoning Map Amendment

Staff Presentation

Rusnak presented the request of A & M Development, LLC for a zoning map amendment (rezoning) from O-RP Office and Research Park District to C-3 Higher-Intensity Commercial District on 6.57 acres. The property located on the west side of Landon Road approximately 1,000 feet west of North Kansas Avenue. Staff recommends the Planning Commission accept the listed finding:

1. The rezoning request from O-RP Office and Research Park to C-3 Higher-Intensity Commercial District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and

forward the request for zoning map amendment (rezoning) from O-RP Office and Research Park District to C-3 Higher-Intensity Commercial District on 6.57 acres to the City Council with a recommendation for approval.

Applicant Presentation

Bob Downer, Attorney for A & M Development, 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 remaining additional inventory of O-RP zoned properties.

Recommendation to the City Council

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

Public Hearing on Zoning Map Amendment:

Staff Presentation

Rusnak presented the request of A & M Development, LLC for a zoning map amendment (rezoning) from O-RP Office and Research Park District to C-3 Higher-Intensity Commercial District on 5.94 acres. The property is located on the west side of Landon Road approximately 1,000 feet west of North Kansas Avenue. Staff recommends the Planning Commission accept the listed finding:

1. The rezoning request from O-RP Office and Research Park to C-3 Higher-Intensity Commercial District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and

forward the request for zoning map amendment (rezoning) from O-RP Office and Research Park District to C-3 Higher-Intensity Commercial District on 5.94 acres to the City Council with a recommendation for approval.

Applicant Presentation

No further presentation was offered above the previous agenda item presentation.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no discussion on the application.

Recommendation to the City Council

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

Public Hearing on Zoning Map Amendment

Staff Presentation

Rusnak presented the request of Scanlon Family, LLC for a zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RD-10 Two-Unit Residence District on approximately 5.28 acres. The property is located at the north side of Berkshire Lane as extended westerly 85' from its current terminus in Greenbelt Trail, Part 2 Subdivision. Staff recommends the Planning Commission accept the listed finding:

1. The rezoning request from RS-6 Single-Unit Residence District to RD-10 Two Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and

forward the request for zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RD-10 Two Unit Residence District on 5.28 acres to the City Council with a recommendation for approval.

Applicant Presentation

Jason Stone, Hall and Hall Engineers, was present on behalf of the applicant and offered additional information on the application.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the mix of housing stock in new developments, and multi-family housing developed close to this application.

Recommendation to the City Council

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

Public Hearing on Ordinance

Staff Presentation

Rusnak presented the request of the City of North Liberty for an Ordinance amending Chapter 168 (Zoning Code – Development Regulations) and Chapter 169 (Zoning Code – Zoning District Regulations) of the North Liberty Code of Ordinances by amending the use matrix and a use definition, by amending off-street parking and loading setbacks and off-street parking requirements. Staff recommends that the Planning Commission accept the listed finding:

1. The proposed Ordinance would correct minor oversights and adapt to changing land use trends, and

forward the Ordinance amendment to the City Council with a recommendation of approval.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including none.

Recommendation to the City Council

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

Approval of Previous Minutes

Staber moved, A'Hearn seconded to approve the minutes of the October 4, 2022 meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Rusnak reported on the open houses for the comprehensive plan. One preliminary site plan is on the agenda for next month.

Adjournment

At 6:52 p.m., Staber moved, A'Hearn seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk