



Planning Commission
January 3, 2023
Council Chambers, 1 Quail Creek Circle

Call to Order

Chair Josey Bathke called the January 3, 2023 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, Sheila Geneser, Jason Heisler, Brian Vincent, Dave Willer; absent: Patrick Staber.

Others present: Ryan Rusnak, Ryan Heiar, Tracey Mulcahey, Will Downing, and other interested parties.

Approval of the Agenda

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

Public Hearing on Zoning Map Amendment

Staff Presentation

Rusnak presented the request of Physicians Building Group, LLC for a zoning map amendment (rezoning) on approximately 33.48 acres from O/RP Office and Research Park District to C-3 Higher Intensity Commercial District. The property is located on the west side of South Kansas Avenue approximately .23 miles north of West Forevergreen Road. Staff recommends the Planning Commission accept the listed finding, 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 approximately 33.48 acres to the City Council with a recommendation for approval.

Applicant Presentation

Will Downing, RDG Planning and Design, 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 that this was not an unexpected change with the offering of this zoning district.

Recommendation to the City Council

Heisler moved, A'Hearn 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 – Willer, Vincent, Geneser, Heisler, A'Hearn, Bathke, nays – none. Motion carried.

Public Hearing on Ordinance

Staff Presentation

Rusnak presented the request of the City of North Liberty for an Ordinance amending Chapter 180: Subdivision Ordinance, Chapter 165: Zoning Code – Administrative, and Chapter 173: Zoning Code – Sign Regulations, of the Municipal Code of the City of North Liberty, Iowa. Staff recommends approval with one finding; the proposed Ordinance would implement desired practices and adapt to changing land use trends.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the approval process of the escrow and why the change.

Recommendation to the City Council

Vincent moved, Geneser 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 – Heisler, Willer, Geneser, A'Hearn, Vincent, Bathke; nays – none. Motion carried.

Approval of Previous Minutes

A'Hearn moved, Willer seconded to approve the minutes of the November 1, 2022 meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Rusnak reported that the Commission should see the Comprehensive Plan in February. Heisler asked about the Pizza Ranch/Entertainment Center that was in the press.

Adjournment

At 6:42 p.m., Willer moved, A'Hearn seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk