



**sPlanning Commission
February 7, 2023
Council Chambers, 1 Quail Creek Circle**

Call to Order

Chair Josey Bathke called the February 7, 2023 Planning Commission to order at 6:30 p.m. in the Council Chambers at 1 Quail Creek Circle. Commission members present: Josey Bathke, Sheila Geneser, Jason Heisler, Patrick Staber, Dave Willer; absent: Barry A'Hearn and Brian Vincent.

Others present: Ryan Rusnak, Ryan Heiar, Grant Lientz, Tracey Mulcahey, Charlie Cowell and other interested parties.

Approval of the Agenda

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

2022 North Liberty Comprehensive Plan*Consultant Presentation*

Charlie Cowell, RDG, was present and offered detailed information on the process and the plan.

Staff Presentation

Rusnak presented the request of the City of North Liberty for the adoption of the 2022 North Liberty Comprehensive Plan – Connected to Tomorrow. Staff recommends that the Planning Commission accept the finding, the 2022 North Liberty Comprehensive Plan – Connected to Tomorrow would achieve consistency with the 2010 "Iowa Smart Planning Act," which guides and encourages the development of local comprehensive plans and Section 166.02 of the Zoning Code.

Public Comments

No public comments were received.

Questions and Comments

The Commission discussed the Plan including the calculation of growth rate, the process, the street classification of Forevergreen Road, the land north of UIHC development, the city's plan to implement, small area plans, the amount of work and appreciation, the footprint for growth, livability, and the details in the plan.

Recommendation to the City Council

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

Public Hearing on Ordinance

Staff Presentation

Rusnak presented the request of the City of North Liberty for an Ordinance amending Chapter 165 (Zoning Code – Administrative) of the North Liberty Code of Ordinances by narrowing certain compliance requirements within the existing site plan application and review moratorium. Staff recommends the Planning Commission accept the listed finding, the proposed ordinance would align the site plan moratorium ordinance with the 2022 North Liberty Comprehensive Plan Future Land Use Map only and remove reference to the 2013 Land Use Map and forward the Ordinance amendment to the City Council with a recommendation for approval.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no discussion on the amendment.

Recommendation to the City Council

Willer 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 – Willer, Bathke, Staber, Geneser, Heisler; nays – none; absent – A’Hearn, Vincent. Motion carried.

Establish Private Street Names Emory Place and Quarter Moon Court

Staff Presentation

Rusnak presented the request of the City of North Liberty to establish the Emory Place and Quarter Moon Court private street names. Staff recommends that the Planning Commission accept the listed finding, the street names are unique and would achieve consistency with Section 180.12 of the North Liberty City Code and forward the request to establish private street names to the City Council with a recommendation for approval.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the use of Quart vs Court. Rusnak clarified that it should be Court.

Recommendation to the City Council

Geneser moved, Heisler seconded that the Planning Commission accept the listed finding and forward the request for establishing private street names to the City Council with a recommendation for approval. Bathke moved to amend the motion to include the revision of “Quart” to “Court”. Staber seconded. The vote on the amendment was all ayes. Motion carried.

The vote on the amended motion was: ayes – Geneser, Staber, Bathke, Willer, Heisler; nays – none; absent – A'Hearn, Vincent. Motion carried.

Approval of Previous Minutes

Heisler moved, Willer seconded to approve the minutes of the January 3, 2023 meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

No new business was presented.

Adjournment

At 7:10 p.m., Staber moved, Heisler seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk