



**Planning Commission
March 7, 2023
Council Chambers, 1 Quail Creek Circle**

Call to Order

Chair Josey Bathke called the March 7, 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, Patrick Staber, Vincent, Willer; absent: Brian Vincent and Dave Willer.

Others present: Ryan Rusnak, Grant Lientz, Kevin Trom, Tracey Mulcahey, Bob Downer, Jon Marner, and other interested parties.

Approval of the Agenda

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

North Ridge Parts 2 & 3 Preliminary Subdivision Plat

Staff Presentation

Rusnak presented the 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. Staff recommends approval with the following findings:

1. The preliminary plat, which proposes residential development and park space, would achieve consistency with the Comprehensive Plan Future Land Map designation, which are Urban Low Intensity and Parks, Open Space, respectively;
2. The preliminary plat warrants approval of a variation from the design standards regarding the use of a private street for a portion of the development in accordance with Section 180.08 of the North Liberty Code of Ordinances; and
3. The preliminary plat would achieve consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances (with variation granted), which sets forth the preliminary subdivision plat submittal requirements and design standards, respectively.

Applicant Presentation

Bob Downer was present on behalf of the applicant and offered additional information on the agreement between the Scanlon Family and the Fjords North neighborhood.

Public Comments

No comments were offered.

Questions and Comments

The Commission had no questions or comments on the application.

Recommendation to the City Council

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

Solomons Entertainment District Preliminary Subdivision Plat

Staff Presentation

Rusnak presented the request of Pratt Real Estate Management, Inc. to approve a Preliminary Subdivision Plat for a 3-lot subdivision on approximately 8.82 acres. The property is located at the northwest corner of West Penn Street and North Jones Boulevard. Staff recommends the Planning Commission accept the following two findings:

1. The preliminary plat, which proposes commercial development, would achieve consistency with the Comprehensive Plan Future Land Map designation, which is Urban High Intensity; and
2. The preliminary plat, with conditions recommended by City staff, would achieve consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances, which sets forth the preliminary plat submittal requirements and design standards, respectively;

and forward the request of Pratt Real Estate Management, Inc. to approve a Preliminary Subdivision Plat for a 3-lot subdivision on approximately 8.82 acres with approval subject to the following conditions:

1. That development may proceed on Lots 1 and 2 without the right-of-way for Saratoga Place and corresponding roadway and infrastructure improvements being constructed and dedicated to the City of North Liberty. Said development shall abide by size and unit restrictions as described as follows:

Use	Max Size
Bowing Alley	36K SQ FT
Recreational Community Center	40K SQ FT
High Turnover Sit-Down Restaurant	9K SQ FT
Coffee/Donut Shop with Drive-Through window and no indoor Seating*	N/A

*One drive-through lane. Located within the Recreational Community Center

The City reserves the right to require an additional traffic study if changes to the development are requested by the developer.

2. That the right-of-way for Saratoga Place be dedicated to the City of North Liberty, roadway and infrastructure improvements constructed thereon and the traffic signal at the Saratoga Place/West Penn Street intersection be installed by the Developer and accepted by the City prior to development of Lot 3.

Applicant Presentation

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

Public Comments

No comments were offered.

Questions and Comments

The Commission had no questions or comments on the application.

Recommendation to the City Council

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

Approval of Previous Minutes

Heisler moved, A'Hearn seconded to approve the minutes of the February 7, 2023 meeting. The vote was all ayes. Minutes approved.

Old Business

Rusnak reported that the Comprehensive Plan was adopted by the City Council.

New Business

Rusnak reported that April's agenda will be full.

Adjournment

At 6:49 p.m., Staber moved, Geneser seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk