



**Planning Commission
June 6, 2023
Council Chambers, 1 Quail Creek Circle**

Call to Order

Chair Josey Bathke called the June 6, 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, and Dave Willer; absent: Patrick Staber and Brian Vincent.

Others present: Ryan Rusnak, Ryan Heiar, Grant Lientz, Josiah Bilskemper, Tracey Mulcahey, Ryan Vliek, Lacey Stutzman, Ryan Abraham, Carter Kurdire, and other interested parties.

Approval of the Agenda

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

Aldi Preliminary Site Plan

Staff Presentation

Rusnak presented the request of Aldi, Inc. to approve a Preliminary Site Plan for a 20,664 retail good establishment on 4.54 acres. The property is located on the west side of Ranshaw Way approximately 525 feet west of West Penn Street (725 North Ranshaw Way/North Highway 965). Staff recommends the Planning Commission accept the listed finding; the preliminary plat would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code, and forward the request to approve a preliminary site plan for a 20,664 retail good establishment on 4.54 acres to the City Council with a recommendation for approval.

Applicant Presentation

Ryan Vliek, IngenAE, was present on behalf of the applicant and offered additional information on the project.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including a size comparison to the Coralville store, the use of the land, and Ranshaw access.

Recommendation to the City Council

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

Water Tower Place Preliminary Site Plan

Staff Presentation

Rusnak presented the request of Dahnovan Holdings to approve a Preliminary Site Plan for 15 two- and one-unit dwellings on approximately 1.81 acres. The property is located approximately 630'

west of North Kansas Avenue and 300' south of southern terminus of North Madison Avenue (Proposed Lot 2 of Water Tower Place Subdivision). Staff recommends the Planning Commission accept the listed finding, the preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code, and forward the request to approve a preliminary site plan for fifteen two- and one-unit dwellings on approximately 1.81 acres to the City Council with a recommendation for approval.

Applicant Presentation

Ryan Abraham, the applicant, was present, but had no presentation.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including that this is a great creative use.

Recommendation to the City Council

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

Warehouse Building Preliminary Site Plan

Staff Presentation

Rusnak presented the request of Diamond Ridge Construction to approve a Preliminary Site Plan for a 9,360 square foot warehouse building on approximately 5.01 acres. The property is located on the south side of Stoner Court approximately 250' east of Herky Street (2905 Stoner Court). Staff recommends the Planning Commission accept the listed finding and forward the request to approve a preliminary site plan for a 9,360 square foot warehouse building on approximately 5.01 acres to the City Council with a recommendation for approval.

Applicant Presentation

Lacey Stutzman, MMS Consultants, was present on behalf of the applicant and offered to answer questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including that it is straightforward and consistent.

Recommendation to the City Council

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

Public Hearing on Zoning Map Amendment

Staff Presentation

Rusnak presented the request of the City of North Liberty for a zoning map amendment (rezoning) on approximately 3.53 acres, from RM-21 Multi-Residence District to RM-12 Multi-Residence District on property located on the west side of North Dubuque Street approximately

175' north of North Main Street (475 N Dubuque Street). Staff recommends the Planning Commission accept the finding, the rezoning request from RM-21 Multi-Unit Residence District to RM-12 Multi-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 RM-21 Multi-Unit Residence District to RM-12 Multi-Unit Residence District on 3.53 acres to the City Council with a recommendation for approval.

Public Comments

No public comments were received.

Questions and Comments

The Commission discussed the application including that it is straightforward.

Recommendation to the City Council

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

Public Hearing on Zoning Map Amendment

Staff Presentation

Rusnak presented the request of the City of North Liberty for a zoning map amendment (rezoning) on approximately .33 acres, from RM-21 Multi-Residence District to RM-12 Multi-Residence District on property located on the west side of North Main Street approximately 300' north of West Cherry Street (355, 357, 359 N Main Street). Staff recommends the Planning Commission accept the listed finding, the rezoning request from RM-21 Multi-Unit Residence District to RM-12 Multi-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 RM-21 Multi-Unit Residence District to RM-12 Multi-Unit Residence District on .33 acres to the City Council with a recommendation for approval.

Public Comments

The owner of the property submitted an objection to the proposed rezoning.

Questions and Comments

The Commission discussed the application including how many additional units could be added if the zoning remained, the proximity of additional RM-21, size of the parcel and acknowledged the landowner input.

Recommendation to the City Council

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

Approval of Previous Minutes

Heisler moved, A'Hearn seconded to approve the minutes of the April 18, 2023 meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Rusnak reported that July's Planning Commission meeting would be on July 4. It will be rescheduled to July 18. Heiar shared an update on Centennial Next Stage.

Adjournment

At 6:53 p.m., A'Hearn moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk