



**North Liberty Planning Commission
Tuesday, September 5, 2023, 6:30 PM
North Liberty City Council Chambers
1 Quail Creek Circle, North Liberty, Iowa 52317**

Call to Order

Jason Heisler called the September 5, 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, Sheila Geneser, Jason Heisler, Dave Willer, and Patrick Staber. Absent was Josey Bathke and Amy Yotty.

Others present: Ryan Rusnak, Ryan Heiar, Grant Lientz, Josiah Bilskemper, Stacey House, Mike Bails, John Marlow, Bob Downer, Jason Stone, and other interested parties.

Approval of the Agenda

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

Private Street name

Staff Presentation

Rusnak presented the request of the City of North Liberty to establish "1 Steindler Way" as a private street name to the City Council with a recommendation for approval.

Public Comments

No public comments were offered.

Questions and Comments

There were none.

Recommendation to the City Council

A' Hearn moved, Staber seconded that the Planning Commission accept the request and forward to the City Council with a recommendation for approval. The vote was ayes-A' Hearn, Heisler Staber, Geneser Willer; nays - none; absent - Bathke, Yotty. Motion carried.

Private Street name

Staff Presentation

Rusnak presented the request of the City of North Liberty to establish "Sweetwater Lane" as a private street name to the City Council with a recommendation for approval.

Public Comments

No public comments were offered.

Questions and Comments

Staber questioned the process of which we can name streets.

Recommendation to the City Council

Geneser moved, A' Hearn seconded that the Planning Commission accept the request and forward to the City Council with a recommendation for approval. The vote was ayes-

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

Preliminary Site Plan

Staff Presentation

Rusnak presented the request of North Liberty Storage LLC to approve a Preliminary Site Plan for an outdoor self-storage facility on 2.7 acres. The property is located at the southern terminus of North Madison Avenue (Proposed Lot 11 of Water Tower Place Subdivision).

Applicant Presentation

Mike Bailes offered to answer questions if anyone had any.

Public Comments

No public comments were offered.

Questions and Comments

Willer questions the 60% masonry requirements. Staber voiced concerns with having more self-storage units together. A' Hearn gave kudos to developers for meeting these requirements/accommodations.

Recommendation to the Board of Adjustment

Geneser moved, A' Hearn seconded that the Planning Commission accept the request and forward to the Board of adjustment with a recommendation for conditional use for approval. The vote was ayes-A' Hearn, Heisler, Geneser, Willer; nays – Staber; absent – Bathke, Yotty. Motion carried.

Recommendation to the City Council

A' Hearn moved, Willer seconded that the Planning Commission accept the request and forward to the City Council with a recommendation for approval. The vote was ayes-

A' Hearn, Heisler, Geneser, Willer; nays – Staber; absent – Bathke, Yotty. Motion carried.

Public Hearing on Zoning Map Amendment

Staff Presentation

Rusnak presented the request of Pratt Real Estate Management, Inc. for a zoning map amendment (rezoning) on approximately 1.59 acres from RS-9 Single -Unit Residence District. The property is located on the west side of North Jones Boulevard approximately 465 feet south of 240th street.

Applicant Presentation

John Marlow presented additional information.

Public Comment

No public comments were offered.

Questions and Comments

Staber questioned how much RS9 is zoned in this area.

Recommendation to the City Council

Willer moved, A' Hearn seconded that the Planning Commission accept the request and forward to the City Council with a recommendation for approval. The vote was ayes-

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

Public Hearing on Zoning Map Amendment and Preliminary Subdivision Plat

Staff Presentation

Rusnak presented the request of Pratt Real Estate Management, Inc. for a zoning map amendment (rezoning) on approximately 6.24 acres from ID Interim Development District and RS-9 Single-Unit Residence District to RD-10 PAD Two-Unit Residence District Planned Area Development and a Preliminary Subdivision Plat for a 24-lot subdivision on approximately 6.24 acres. The property is located at the southwest corner of North Jones Boulevard 240th Street.

Applicant Presentation

John Marner presented information on individual lots and easy access.

Public Comment

No public comments were offered.

Questions and Comments

Willer questioned what would be done with the middle, where the properties meet up.

Recommendation to the City Council

Staber moved, Willer seconded that the Planning Commission accept the request and forward to the City Council with a recommendation for

approval. The vote was ayes- A' Hearn, Heisler, Geneser, Willer, Staber; nays= none; absent Bathke, Yotty. Motion carried.

Public Hearing on Zoning Map Amendment

Staff Presentation

Rusnak presented the request of Scanlon Family, LLC. For a zoning map amendment (rezoning) on approximately 5.28 acres from RS-6 Single-Unit Residence District to RD-8 Two-Unit Residence District. The property is located on the north side of Berkshire Lane as extended westerly 85' from its current terminus in Greenbelt Trail, Part 2 Subdivision.

Application Presentation

Bob Downer presented information about the split zones. Jason Stone presented information on how traffic would be.

Public Comments

No public comments were offered.

Questions and Comments

Staber stated he had concerns about this at first, but really likes the idea of where the school is being placed. Geneser likes the different types of houses available in this area.

Recommendation to the City Council

Staber moved, Geneser seconded that the Planning Commission accept the request and forward to the City Council with a recommendation for approval. The vote was ayes- A' Hearn, Heisler, Geneser, Willer, Staber; nays-none; absent Bathke, Yotty. Motion Carried

Preliminary Subdivision Plat

Staff Presentation

Rusnak presented the request of Scanlon Family, LLC. to approve a Preliminary Subdivision Plat revision for a 22-lot subdivision on approximately 5.28 acres. The property is located on the north side of Berkshire Lane as extended westerly 85' from its current terminus in Greenbelt Trail, Part 2 Subdivision.

Applicant Presentation

Jason Stone proposed the transitions of housing in this area.

Public Comment

No public comments were offered.

Questions and Comments

There were none.

Recommendations to the City Council

Willer moved, Staber seconded that the Planning Commission accept the request and forward to the City Council with a recommendation for approval. The vote was ayes- A' Hearn, Heisler, Geneser, Willer, Staber; nays-none; absent Bathke, Yotty. Motion Carried

Public Hearing on Street Vacation

Staff Presentation

Rusnak presented the request of the City of North Liberty to vacate North Front Street between Cherry Street and North Dubuque Street.

Public Comments

No public comments were offered.

Questions and Comments

A' Hearn is concerned if the current property owners decide to sell in the future.

Recommendation to the City Council

Geneser moved, A' Hearn seconded that the Planning Commission accept the request and forward to the City Council with a recommendation for approval. The vote was ayes- A' Hearn, Heisler, Geneser, Willer, Staber; nays-none; absent Bathke, Yotty. Motion Carried

Public Hearing on Ordinance

Staff Presentation

Rusnak presented the request of the City of North Liberty for an Ordinance amending Chapters 139, 165, 166, 167, 168, 169 and 173 of the North Liberty Code of Ordinances, amending regulations for naming of streets, conditions for construction site plan approval, zoning map amendments, and required comprehensive plan components, adding new and updating definitions, amending certain residential districts and combining the C-2-A and C-2-B Zoning Districts, amending bulk requirements in certain residential and commercial districts, zoning use matrix and zoning use standards, off-street parking regulations, maximum fence height in residential districts, accessory structure standards, and permitted encroachments in required yards.

Public Comment

No public comments were offered.

Questions and Comments

Heisler asked how notifications are handled. Willer asked if there was a size stipulation/maximum. Staber asked how many 8ft tall fences do we currently have in town.

Recommendation to the City Council

A' Hearn moved, Staber seconded that the Planning Commission accept the request and forward to the City Council with a recommendation for approval. The vote was ayes- A' Hearn, Heisler, Geneser, Willer, Staber; nays-none; absent Bathke, Yotty. Motion Carried

Approval of Previous Minutes

A' Hearn moved, Willer seconded to approve the minutes of the June 6, 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 7:42 p.m., Staber moved, A' Hearn seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Stacey House, Deputy City Clerk