



**Planning Commission  
October 4, 2023  
Council Chambers, 1 Quail Creek Circle**

**Call to Order**

Chair Josey Bathke called the October 4, 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, Dave Willer, and Amy Yotty; absent: Patrick Staber, and Jason Heisler.

Others present: Ryan Rusnak, Grant Lientz, Josiah Bilskemper, Tracey Mulcahey and other interested parties.

**Approval of the Agenda**

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

**Preliminary Subdivision Plat**

*Staff Presentation*

Rusnak presented the request of CMW Properties, LLC. to approve a Preliminary Subdivision Plat revision for a 7-lot subdivision on approximately 10.30 acres. The property is located at the southeast corner of North Liberty Road and South Dubuque Street. Staff recommends that the Planning Commission accept the two listed findings; 1. The preliminary plat, which proposes a mixed-use development, would achieve consistency with the Comprehensive Plan Future Land map designation of Urban High Intensity; and 2. The preliminary plat would achieve consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances, which sets forth the preliminary subdivision plat submittal requirements and design standards, respectively; and forward the request of CMW Properties, LLC to approve a Preliminary Subdivision Plat for a 7-lot subdivision on approximately 10.30 acres.

*Applicant Presentation*

Mike Welch, Welch Design and Development, 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 the Putnam Drive intersection with North Liberty Road's proximity to roundabout.

*Recommendation to the City Council*

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

**Approval of Previous Minutes**

A'Hearn moved, Yotty seconded to approve the minutes of the September 5, 2023 meeting. The vote was all ayes. Minutes approved.

### **Old Business**

Rusnak reported that Aldi, Steindler, the sports facility, and Pizza Ranch are all under construction. Buck Moon Villas is grading this year. Solomon's Landing and Watertower Place are going vertical.

### **New Business**

Rusnak reported that there is no meeting in November. Bathke asked about the new location. Rusnak reported that Heiar will be presenting about the new city hall. The presentation might be at the December meeting if the agenda allows.

### **Adjournment**

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

Signed:

Tracey Mulcahey, City Clerk