

**Planning Commission**

January 2, 2024

Council Chambers, 1 Quail Creek Circle

Call to Order

Chair Josey Bathke called the January 2, 2024 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, Dave Willer, and Amy Yotty; absent: none.

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

Approval of the Agenda

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

Preliminary Subdivision Plat*Staff Presentation*

Rusnak presented the request of NLCD Lot 12, LC to approve a Preliminary Subdivision Plat for a 2-lot subdivision on approximately 2.12 acres. The property is located on the west side of Community Drive approximately 275 feet south of Community Drive. Staff recommends the Planning Commission accept the two findings: 1. The preliminary plat, which proposes a mixture of residential and commercial uses would achieve consistency with the Comprehensive Plan Future Land Use 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 NLCD Lot 12, LC to approve a Preliminary Subdivision Plat for a 2-lot subdivision on approximately 2.12 acres to the City Council with a recommendation for approval.

Applicant Presentation

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

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no discussion on the application.

Recommendation to the City Council

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

Preliminary Subdivision Plat

Staff Presentation

Rusnak presented the request of Pratt Real Estate Management, Inc. to approve a Preliminary Subdivision Plat for a 2-lot subdivision on approximately 2.54 acres. The property is located at the northwest corner of West Penn Street and North Jones Boulevard. Staff recommends the Planning Commission accept the two findings; 1. The preliminary plat, which proposes commercial development, would achieve consistency with the Comprehensive Future Land Use 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 Pratt Real Estate Management, Inc. to approve a Preliminary Subdivision Plat revision for a two lot subdivision on approximately 2.54 acres to the City Council with a recommendation for approval.

Applicant Presentation

Jon Marner, 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 had no questions or comments regarding the application.

Recommendation to the City Council

Staber moved, Geneser 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, Bathke, Willer, Yotty, Staber, Geneser, Heisler; nays – none. Motion carried.

Preliminary Site Plan

Staff Presentation

Rusnak presented the request of Pratt Real Estate Management, Inc. to approve a Preliminary Site Plan for a 9,020 square foot multi-tenant commercial building on 1.51 acres. The property is located at the northwest corner of West Penn Street and North Jones Boulevard. Staff recommends the Planning Commission accept the 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 approval a preliminary site plan for a 9,020 square foot multi-tenant commercial building on 1.51 acres to the City Council with a recommendation for approval.

Applicant Presentation

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered additional information on the development of the design and offered to answer questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including traffic, renderings, the sensitivity to how the facades have been designed, and location of utilities on the site.

Recommendation to the City Council

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

Approval of Previous Minutes

A'Hearn moved, Willer seconded to approve the minutes of the October 4, 2023 meeting. The vote was all ayes. Minutes approved.

Old and New Business

Rusnak reported another preliminary site plan will be submitted for next month's agenda.

Adjournment

At 6:45 p.m., Staber moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk