

**North Liberty Planning Commission**

May 7, 2024

Council Chambers, 1 Quail Creek Circle

Call to Order

Chair Josey Bathke called the May 7, 2024, Planning Commission to order at 6:30 p.m. in the Council Chambers at 1 Quail Creek Circle. Commission members present: Josey Bathke, Amy Yotty, Jason Heisler, Patrick Staber and Barry A'Hearn; absent: Dave Willer and Sheila Geneser.

Others present: Ryan Rusnak, Grant Lientz, Josiah Bilskemper, Brandon Pratt, Jon Marner, Benjamin Baugher, Bryce Achen, Bryce Achen, Mary Byers, and other interested parties.

Approval of the Agenda

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

Preliminary Subdivision Plat**Staff Presentation**

Rusnak presented the request of Pratt Real Estate Management Inc. to approve a Preliminary Subdivision Plat for a 49-lot subdivision on approximately 11.28 acres. The property is located on the west side of North Jones Boulevard approximately 625 feet south of 240th Street. Staff recommends the Planning Commission accept the findings: the Preliminary Subdivision, which proposes residential would achieve consistency with the Comprehensive Plan Future Land Use Map designation of Urban Medium Intensity; and the Preliminary Subdivision 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 to the City Council with a recommendation for approval.

Applicant Presentation

Brandon Pratt was present to offer additional information on the request.

Public Comments

No Public comments were offered.

Recommendation to the City Council

Heisler moved, seconded by Staber, 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—Heisler, Yotty, Bathke, Ahearn, Staber; nays—none; absent—Geneser, Willer. Motion carried.

Preliminary Site Plan:

Staff Presentation

Rusnak presented the request of Dahnovan Holdings to approve a Preliminary Site Plan for 14 four-unit and one two-unit dwellings (58 units total) on approximately 5.45 acres. The property is located at the northeast corner of North Madison Ave and Tower Drive (Lot 1 of Water Tower Place Subdivision). Staff recommends the Planning Commission accept the 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 to the City Council with a recommendation for approval.

Applicant Presentation

Jon Marner, MMS Consultants, was present on behalf of the developer for questions from the commission.

Public Comments

No public comments were offered.

Recommendation to the City Council

Staber moved, Yotty seconded that the Planning Commission accept the listed finding and forward the Preliminary Site Plane to the City Council with a recommendation for approval. The vote was—Ahearn, Heisler, Bathke, Yotty, Staber; nays—none; absent—Geneser, Willer. Motion carried.

Public Hearing on Zoning Map Amendment:

Staff Presentation

Rusnak presents the request of Buck Moon Villas, LLC for a zoning map amendment (rezoning) from RS-6 Single-Unit Residential District to RM-12 Multi-Unit Residence District on approximately .39 acres and approximately .62 acres (approximately 1.01 total acres). The property is generally located at the northeast corner of Highway 965/Ranshaw Way and North Dubuque Street. Staff recommends the Planning Commission accept the listed finding and forward the request for zoning map amendment (zoning) from RS-6 Single-Unit Residential District to RM-12 Multi-Unit Residential District on approximately .39 acres and approximately .62 acres (approximately 1.01 total acres) to the City Council with a recommendation for approval.

Applicant Presentation

Benjamin Baugher was present on behalf of the developer for questions and comments from the commission.

Public Comments

No public comment was offered.

Yotty moved, A'Hearn seconded to except the listed finding and forward the zoning map amendment to the City Council with a recommendation for approval. The vote was: ayes—Bathke, Heisler, Staber, Yotty; nays—none; absent—Geneser, Willer. Motion carried.

Public Hearing on Zoning Map Amendment:

Staff Presentation

Rusnak presented the request of Primestone Residential for a Future Land Use Map amendment from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 7.65 acres and a zoning map amendment (rezoning) from ID Interim Development District to C-2 Highway Commercial District on approximately 7.65 acres, to RM-12 Multi-Unit Residence District on 17.01 acres, to RM-8 Multi-Unit Residence District on approximately 9.18 acres, and to RS-6 Single-Unit Residence District on approximately 9.9 acres (approximately 43.74 total acres). The property is generally located on the north side of West Forevergreen Road approximately 150 feet west of Covered Bridge Boulevard. Staff recommends the Planning Commission accept the two listed findings and forward the request for a Future Land Use Map amendment from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 7.65 acres and a zoning map amendment (rezoning) from ID Interim Development District to C-2 Highway Commercial District on approximately 7.65 acres, to RM-12 Multi-Unit District on 170.1 acres, to RM-8 Multi-Unit Residence District on approximately 9.18 acres, and to RS-6 Single-Unit Residence District on approximately 9.9 acres (approximately 43.74 total acres) to the City Council with a recommendation for approval.

Applicant Presentation

Bryce Achen, McClure Engineering, was present to take questions and comments from the commission.

Heisler moved, A'Hearn seconded that the Planning Commission accept the two listed findings and forward the future land use map amendment and zoning map amendment to the City Council with a recommendation for approval. The vote was—Bathke, Heisler, Staber, Yotty—nays—none; absent—Geneser, Willer. Motion carried.

Approval of Previous Minutes

A'Hearn moved, Yotty seconded to approve the minutes of the April 2, 2024 meeting. The vote was all ayes. Minutes approved.

Old Business

Staber will be leaving the commission after 8 years of service and Rusnak thanked him for his service. Rusnak will send out information on starting the commission meetings at 6:00 p.m. There will be a preliminary plat and a new location for the North Liberty Food Pantry on the next agenda.

Adjournment

Staber moved, Heisler seconded to adjourn the meeting at 7:05 p.m. The vote was all ayes. Meeting adjourned.

Signed:

Mary Byers, Deputy City Clerk