

**Planning Commission**

September 3, 2024

Council Chambers, 360 N. Main Street

Call to Order

Vice chair, Barry A'Hearn called the September 3, 2024, Planning Commission to order at 6:30 p.m. in the Council Chambers at 360 N. Main Street. Commission members present: Davie Willer, Sheila Geneser, Valerie Ward, Josey Bathke, Jason Heisler, absent: Amy Yotty.

Others present: Ryan Rusnak, Josiah Bilskemper, Stacey House, and other interested parties.

Approval of the Agenda

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

Public Hearing on Zoning Map Amendment*Staff Presentation*

Rusnak presented Request of Corridor Media Properties, LLC for a zoning map amendment (rezoning) on property owned by Corridor Media Properties, LLC on approximately 1.53 acres from O/RP Office and Research Park District to C-3 Higher-Intensity Commercial District on property located at 2345 Landon Road.

Applicant Presentation

No presentation

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no questions or comments on the application.

Recommendation to the City Council

Willer 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 – Ward, Bathke, Heisler, Willer, Geneser; nays – none; absent – Yotty. Motion carried.

Public Hearing on Ordinance*Staff Presentation*

Request of the City of North Liberty for an Ordinance amending Chapters 165, 167, 168, 169 and 180 of the North Liberty Code of Ordinances, including regulations for preliminary site plans, certificates of zoning compliance, definitions, residential district dimensional standards, uses

listed in the use matrix, uses defined and use standards, off-street vehicle parking requirements, parking lot landscaping, fences and walls, permitted encroachments into required yards, design standards and required improvements for subdivisions.

Public Comments

William Gorman and Jeff Kellbach offered design alternatives and spoke in favor of the request

Questions and Comments

There were general questions about the ordinance from the Planning Commission.

Recommendation to the City Council

Heisler moved, Geneser seconded that the Planning Commission accept the listed finding and forward the Ordinance to the City Council with a recommendation for approval.

The vote was: ayes – Geneser, Willer, Bathke, Ward, Heisler and A'Hearn; nays – none; absent – Yotty. Motion carried.

Approval of Previous Minutes

Heisler moved, Willer seconded to approve the minutes of the July 2, 2024, meeting. The vote was all ayes. Minutes approved.

Old and New Business

No old business was reported.

New Business

Rusnak reported that the city is nearing the final push for construction before Winter.

Adjournment

At 7:13 p.m., Willer moved, Geneser seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Stacey House, Deputy City Clerk