

**Planning Commission**

November 5, 2024

Council Chambers, 360 N. Main Street

Call to Order

Vice Chair Barry A'Hearn called the Tuesday, November 5, 2024, Planning Commission to order at 6:30 p.m. in the Council Chambers at 360 N. Main Street. Commission members present: Barry A'Hearn, Josey Bathke, Jason Heisler, Valerie Ward; absent: Sheila Geneser, Dave Willer, Amy Yotty.

Others present: Ryan Rusnak, Ryan Heiar, Grant Lientz, Tracey Mulcahey, Josiah Bilskemper, Jake Evans, Mike Bails, Adam Hahn, and other interested parties.

Approval of the Agenda

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

Grand Rail Construction & Development Preliminary Site Plan*Staff Presentation*

Rusnak presented the request of Grand Rail Construction & Development to approve a Preliminary Site Plan for a horizontal mixed-use development on 2.84 acres. Staff recommends that the Planning Commission accept the listed finding that the preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code and forward the request to approve a preliminary site plan for a horizontal mixed-use development on 2.84 acres to the City Council with a recommendation for approval.

Applicant Presentation

Jake Evans, Grand Rail 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 quality of the proposal and the fit in the location.

Recommendation to the City Council

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

Grand Rail Construction & Development Zoning Map Amendment and Preliminary Site Plan*Staff Presentation*

Rusnak presented the request of Grand Rail Construction & Development for a zoning map amendment (rezoning) from C-1-B General Commercial District to C-2 Highway Commercial

District and to approve a Preliminary Site Plan for 36-unit multi-dwelling housing building and related infrastructure on approximately 1.68 acres. Staff recommends the Planning Commission accept the listed findings; 1. The rezoning request from C-1-B General Commercial District to C-2 Highway Commercial District would achieve consistency with the approval standards, and 2. The preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code; and forward the request for a zoning map amendment (rezoning) from C-1-B General Commercial District to C-2 Highway Commercial District and to approve a Preliminary Site Plan for 36-unit multi-dwelling housing building and related infrastructure on approximately 1.68 acres to the City Council with a recommendation for approval.

Applicant Presentation

Jake Evans was present on behalf of the applicant and offered to answer questions on the application.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the intensity of the request compared to what the applicant could have requested, the compatibility with the proposed development across the street, the density of current proposed developments, and the requirement for buffering between commercial and residential zoning, Mike Bails responded to the question regarding the plan for consistency across the street.

Recommendation to the City Council

Bathke moved, Heisler seconded that the Planning Commission accept the listed findings and forward the zoning map amendment (rezoning) and preliminary site plan to the City Council with a recommendation for approval. The vote was: ayes – Heisler, Bathke, Ward, A'Hearn; nays – none; absent: Geneser, Willer, Yotty. Motion carried.

Public Hearing on Zoning Map Amendment

Staff Presentation

Rusnak presented the request of Watts Development Group, Inc. for a zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RS-9 Single-Unit Residence District on approximately 1.73 acres. Staff recommends the Planning Commission accept the listed finding, the rezoning request from RS-6 Single-Unit Residence District to RS-9 Single-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code and forward the request for zoning map amendment (rezoning) from RS-6 Single-Unit Residence District on approximately 1.73 acres to the City Council with a recommendation for approval.

Applicant Presentation

Adam Hahn, Watts Group, was present on behalf of the applicant and offered additional information on the application.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the type of homes already constructed.

Recommendation to the City Council

Heisler moved, Bathke 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, A’Hearn, Heisler, Bathke; nays – none; absent: Geneser, Willer, Yotty. Motion carried.

Administrative Zoning Map Amendment

Staff Presentation

Rusnak presented the request of City of North Liberty for a zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RS-6 PAD Single-Unit Residence District Planned Area Development on approximately .18 acres. Staff recommends the Planning Commission accept the listed finding, the rezoning request from RS-6 Single-Unit Residence District to RS-9 Single-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code, and forward the request for zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RS-6 PAD Single-Unit Residence District Planned Area Development on approximately 0.18 acres to the City Council with a recommendation for approval. Lientz offered additional information on the application.

Applicant Presentation

No applicant presentation was offered.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the neighborhood’s openness with the park space, citizen’s responsibility to know what setback requirements are, staff admitted the mistake, that this is a reasonable resolution, that having the park is a big factor in the resolution, no precedent created in this, that it was human error, and that staff has put in redundancies to try to not let it happen again.

Recommendation to the City Council

Bathke 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 – A’Hearn, Ward, Bathke, Heisler; nays – none; absent: Geneser, Willer, Yotty. Motion carried.

Administrative Zoning Map Amendment

Staff Presentation

Rusnak presented the request of City of North Liberty for a zoning map amendment (rezoning) from ID Interim Development District to P Public District on approximately 3.0 acres. Staff recommends the Planning Commission accept the listed finding, the rezoning request from ID Interim Development District to P Public District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code and forward the request for the zoning map amendment (rezoning) from ID Interim Development District to P Public District on approximately 3.0 acres to the City Council with a recommendation for approval.

Applicant Presentation

No applicant presentation was offered.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including why the location was selected and why the zoning is being revised.

Recommendation to the City Council

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

Approval of Previous Minutes

Heisler moved, Ward seconded to approve the minutes of the October 1, 2024, meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Rusnak reported that staff is seeing subdivision infrastructure construction projects wrap and get started on foundations. Greenbelt rezoning next month.

Adjournment

At 7:10 p.m., Heisler moved, Ward seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk