

**Planning Commission**

December 3, 2024

Council Chambers, 360 N. Main Street

Call to Order

Chair Amy Yotty called the Tuesday, December 3, 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, Sheila Geneser, Jason Heisler, Dave Willer, Amy Yotty; absent: Valerie Ward.

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

Approval of the Agenda

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

Public Hearing on Zoning Map Amendment and Preliminary Subdivision Plat*Staff Presentation*

Rusnak presented the request of Scanlon Family, LLC for a zoning map amendment (rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District and a preliminary subdivision plat on approximately 12.25 acres. The property is located at the east terminus of Radcliffe Drive and is directly east of Arlington Ridge Subdivision - Parts Four and Six. Staff recommends the Planning Commission accept the listed findings; the rezoning request from ID Interim Development District to RS-6 Single-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code and the preliminary subdivision plat would achieve consistency with Section 180.11(3)(A) and 180.2 of the North Liberty Code of Ordinances, which sets forth the preliminary submittal requirements and design standards, respectively; and forward the request for a zoning map amendment (rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District and a preliminary subdivision plat on approximately 12.25 acres to the City Council with a recommendation for approval.

Applicant Presentation

Jason Stone, Hall and Hall Engineers, 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 plan for the permanent detention basin.

Recommendation to the City Council

Bathke moved, Willer seconded that the Planning Commission accept the listed findings and forward the zoning map amendment (rezoning) and preliminary subdivision plat to the City

Council with a recommendation for approval. The vote was: ayes – Willer, Yotty, Bathke, Geneser, Heisler, A'Hearn; nays – none; absent – Ward. Motion carried.

Public Hearing on Zoning Ordinance Amendment

Staff Presentation

Rusnak presented the request of the City of North Liberty for an Ordinance amending Chapter 168 of the North Liberty Code of Ordinances pertaining to residential district dimensional standards. Staff recommends the Planning Commission accept the listed finding; the proposed amendment would achieve consistency with Section 165.09 of the Zoning Code; and forward the request for Ordinance amendment to the City Council with a recommendation for approval.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including gratitude for the catch of the error.

Recommendation to the City Council

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

Approval of Previous Minutes

Heisler moved, A'Hearn seconded to approve the minutes of the November 5, 2024, meeting. The vote was all ayes. Minutes approved.

Old Business

Rusnak reported on the construction at the corner of Ranshaw and Penn that has been approved for several years as a multi-unit commercial. Several developments are close to completed.

New Business

Rusnak reported applications have been received for the January meeting.

Adjournment

At 6:48 p.m., A'Hearn moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk