

**Planning Commission**

January 7, 2025

Council Chambers, 360 N. Main Street

Call to Order

Chair Amy Yotty called the Tuesday, January 7, 2025, Planning Commission to order at 6:30 p.m. in the Council Chambers at 360 N. Main Street. Commission members present: Sheila Geneser, Jason Heisler, Valerie Ward, Dave Willer, and Amy Yotty; absent: Barry A'Hearn and Josey Bathke.

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

Approval of the Agenda

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

Public Comment

No public comments were offered.

Watts Group Preliminary Site Plan*Staff Presentation*

Rusnak presented the request of Watts Group Development, Inc. to approve a Preliminary Subdivision Plat for a 20-lot subdivision on approximately 5.03 acres. Staff recommends the Planning Commission accept the two findings; 1 – The Preliminary Subdivision Plat, which proposes residential, would achieve consistency with the Comprehensive Plan Future Land Use Map designation of Urban Low Intensity; and 2 – The Preliminary Subdivision 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 Watts Development Group, Inc. to approve a Preliminary Subdivision Plat for a 20-lot subdivision on approximately 5.03 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 had no questions or comments.

Recommendation to the City Council

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

Watts Group Preliminary Site Plan

Rusnak presented the request of Watts Group Development, Inc. to approve a Preliminary Subdivision Plat for a 4-lot subdivision on approximately 12.86 acres. Staff recommends the Planning Commission accept the two findings; 1 – The Preliminary Subdivision Plat, which proposes residential, would achieve consistency with the Comprehensive Plan Future Land Use Map designation of Urban Medium Intensity; and 2 – The Preliminary Subdivision 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 Watts Development Group, Inc. to approve a Preliminary Subdivision Plat for a 4-lot subdivision on approximately 12.86 acres to the City Council with a recommendation for approval.

Applicant Presentation

Adam Hahn was present on behalf of the applicant and offered additional background information.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the property line in relation to how the walls are constructed.

Recommendation to the City Council

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

Approval of Previous Minutes

Heisler moved, Geneser seconded to approve the minutes of the December 3, 2024, meeting. The vote was all ayes. Minutes approved.

Old and new Business

Rusnak reported on agenda items for the February meeting. He will be presenting information on trends from the previous calendar year at the next meeting.

Adjournment

At 6:40 p.m., Geneser moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk