

**Planning Commission**

February 4, 2025

Council Chambers, 360 N. Main Street

Call to Order

Chair Amy Yotty called the Tuesday, February 4, 2025, Planning Commission to order at 6:30 p.m. in the Council Chambers at 360 N. Main Street. Commission members present: Barry A'Hearn, Sheila Geneser, Valerie Ward, and Amy Yotty; absent: Josey Bathke, Jason Heisler, and Dave Willer.

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

Approval of the Agenda

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

Heisler arrived at 6:31 p.m.

Public Comment

No public comments were offered.

North Jones, LLC Preliminary Site Plan*Staff Presentation*

Rusnak presented the request of North Jones, LLC to approve a Preliminary Site Plan for a 12-unit multi-unit residence building and related infrastructure on 3.53 acres. Staff recommends the Planning Commission accept the listed 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 the request to approval a Preliminary Site Plan for a 12-unit multi-unit residence building on 3.53 acres to the City Council with a recommendation for approval.

Applicant Presentation

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered additional information and to answer questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no comments or questions regarding the application.

Recommendation to the City Council

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

Public Hearing on Zoning Ordinance Amendment

Staff Presentation

Rusnak presented the request of the City of North Liberty for an Ordinance amending Chapters 167 and 169 of the North Liberty Code of Ordinances, governing definitions of and regulations for fences and accessory structures and uses. 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 to the City Council with a recommendation for approval.

Public Comments

No public comments were received.

Questions and Comments

The Commission discussed the application including that the amendment provides clarity for future instances.

Recommendation to the City Council

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

Approval of Previous Minutes

Heisler moved, A'Hearn seconded to approve the minutes of the January 7, 2025, meeting. The vote was all ayes. Minutes approved.

Old and New Business

Rusnak reported there is no old business. He reported on the applications for March's meeting.

Adjournment

At 6:42 p.m., A'Hearn moved, Heisler seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk