

**Planning Commission**

March 4, 2025

Council Chambers, 360 N. Main Street

Call to Order

Chair Amy Yotty called the Tuesday, March 4, 2025, Planning Commission to order at 6:32 p.m. in the Council Chambers at 360 N. Main Street. Commission members present: Barry A'Hearn, Sheila Geneser, Valerie Ward, Dave Willer, and Amy Yotty; absent: Jason Heisler and Josey Bathke. Others present: Ryan Rusnak, Ryan Heiar, Grant Lientz, Tracey Mulcahey, Josiah Bilskemper, Kacie Bonjour, Nick Dwyer, Patrick Anthon, Jon Marner, and other interested parties.

Approval of the Agenda

Willer moved to table Item number 7, "Public Hearing on Zoning Map Amendment" (MLDC, Inc.), A'Hearn seconded. The vote was all ayes. Item tabled.

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

Public Comment

No public comments were offered.

Kwik Trip, Inc. Preliminary Site Plan*Staff Presentation*

Rusnak presented the request of Kwik Trip, Inc. to approve a Preliminary Site Plan for a 9,176 square foot retail building and fueling station on approximately 2.01 acres. The property is located on the south side of South Dubuque Street approximately 350 feet east of North Liberty Road. 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 approve a Preliminary Site Plan for a 9,176 square foot retail building and fueling station on approximately 2.01 acres to the City Council with a recommendation for approval.

Applicant Presentation

Kacie Bonjour was present on behalf of the applicant and offered additional information and to answer questions.

Public Comments

No public comments were received.

Questions and Comments

The Commission discussed the application including proposed streets in the development.

Recommendation to the City Council

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

Kevin Watts Preliminary Subdivision Plat

Staff Presentation

Rusnak presented the request of Kevin Watts to approve a Preliminary Subdivision Plat for a 3-lot subdivision on 2.53 acres. The property is located on the north side of (future) Remley Street approximately 680 feet west of South Jones Boulevard. Staff recommends the Planning Commission accept the two listed findings:

1. The Preliminary Subdivision Plat, which proposes low-density residential uses 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 3-lot subdivision on 2.53 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 to answer questions.

Public Comments

No public comments were received.

Questions and Comments

The Commission had no discussion on the application.

Recommendation to the City Council

A'Hearn moved, Geneser seconded that the Planning Commission accept the two listed findings and forward the request of Watts Development Group, Inc. to approve a Preliminary Subdivision Plat for a 3-lot subdivision on 2.53 acres to the City Council with a recommendation for approval. The vote was: ayes – Ward, Willer, Yotty, Geneser, A'Hearn; nays – none; absent – Bathke, Heisler. Motion carried.

Public Hearing on Zoning Map Amendment

Staff Presentation

Rusnak presented the request of Dover Development for a Comprehensive Plan Future Land Use Map amendment from Urban Medium Intensity to Urban High Intensity on approximately 9.18 acres and a Zoning Map Amendment (Rezoning) from RM-12 Multi-Unit Residence District to RM-21 Multi-Unit Residence District on approximately 9.18 acres. The property is located on the north side of West Forevergreen Road approximately 515 feet east of South Kansas Avenue. Staff recommends the Planning Commission accept the listed findings:

1. The Future Land Use Map amendment request from Urban Medium Intensity (ULI) to Urban High Intensity (UHI) on approximately 9.18 acres would achieve consistency with Comprehensive Plan locational standards for the UHI Future Land Use; and
2. 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 a Comprehensive Plan Future Land Use Map amendment from Urban Medium Intensity to Urban High Intensity on approximately 9.18 acres and a Zoning Map Amendment (Rezoning) from RM-12 Multi-Unit Residence District on approximately 9.18 acres to the City Council with a recommendation for approval.

Applicant Presentation

Nick Dwyer, the applicant, was present and offered additional background on the project.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including parking, right in/right out, and access to the site.

Recommendation to the City Council

Geneser moved, Ward seconded that the Planning Commission accept the listed findings and forward the Future Land Use Map amendment and zoning map amendment to the City Council with a recommendation for approval. The vote was: ayes – Ward, Geneser, Willer, A’Hearn, Yotty; nays –none; absent – Bathke, Heisler. Motion carried.

Approval of Previous Minutes

A’Hearn moved, Willer seconded to approve the minutes of the February 4, 2025, meeting. The vote was all ayes. Minutes approved.

Old and New Business

Rusnak presented residential permit history from 2010 to present. He reported on the applications for April’s meeting and the Good Neighbor meeting for the development on Dubuque Street. Commission discussed the report with Rusnak.

Adjournment

At 6:59 p.m., A’Hearn moved, Ward seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk