

**Planning Commission**

May 6, 2025

Council Chambers, 360 N. Main Street

Call to Order

Vice Chair Barry A'Hearn called this Tuesday, May 6, 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, Josey Bathke, Sheila Geneser, Jason Heisler, Dave Willer; absent: Valerie Ward and Amy Yotty.

Others present: Ryan Rusnak, Grant Lientz, Stacey House, Josiah Bilskemper, and other interested parties.

Approval of the Agenda

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

Public Comment

No public comments were offered.

Iowa City Area Christian School Association Preliminary Site Plan*Staff Presentation*

Rusnak presented the request of Iowa City Area Christian School Association for to approve a Preliminary Site Plan for two temporary classrooms and related infrastructure on approximately 22.09 acres. The property is located at the southeast corner of Hackberry Street and Juniper Court. 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 two temporary classrooms and related infrastructure on approximately 22.09 acres to the City Council with a recommendation for approval subject to the following condition: 1. That the temporary classrooms be removed from the property and the area containing the temporary classrooms and related infrastructure be restored to a landscaped condition on or before July 31, 2028.

Applicant Presentation

Brian Goodbar was present on behalf of the applicant and offered to answer any questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application, including Willer asking how many students these would hold.

Goodbar responded that there would be four classrooms with a maximum of 20 students per classroom (80 students total).

Willer also asked about the timing of the permeant addition.

Good responded that have already contracted with FRK would designed Grant Elementary and already have preliminary drawings.

Recommendation to the City Council

Geneser moved, Heisler seconded that the Planning Commission accept the listed finding and forward the Preliminary Site Plan to the City Council with a recommendation for approval subject to the condition recommended by City Staff. The vote was: ayes – Ward, Yotty, Heisler, Willer, Geneser, A'Hearn, Bathke; nays – none. Absent; Ward, Yotty. Motion carried.

Bowman Property LLC Preliminary Subdivision Plat

Staff Presentation

Rusnak presented the request of Bowman Property LLC to approve a Preliminary Subdivision Plat for a 4-lot subdivision and related infrastructure on approximately 26.44 acres. The property is located at the northeast corner of West Forevergreen Road and South Kansas Avenue. Staff recommends the Planning Commission accept the two findings; 1. The Preliminary Subdivision Plat would facilitate development consistency with the Comprehensive Plan Future Land Use Map designations of Urban Medium and Urban High 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 to approve a Preliminary Subdivision Plat 4-lot subdivision and related infrastructure on approximately 26.44 acres to the City Council with a recommendation for approval.

Applicant Presentation

Christopher Thompson: MMS Consultants was present on behalf of the applicant and offered to answer any questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application.

Recommendation to the City Council

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

Dahnovan Land Development, LLC Preliminary Site Plan

Staff Presentation

Rusnak presented the request of Dahnovan Land Development, LLC. to approve a Preliminary Site Plan for 16 townhouse units in four buildings and related infrastructure on approximately 3.47 acres. The property is located at the southeast corner of Harlen Street and Julia Drive. 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 16 townhouse units in four

buildings and related infrastructure on approximately 3.47 acres to the City Council with a recommendation for approval.

Applicant Presentation

Christopher Thompson: MMS Consultants was present on behalf of the applicant and offered to answer any questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application.

Recommendation to the City Council

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

Zoning Map Amendment (Watts – West)

Staff Presentation

Rusnak presented the request of Watts Development Group, Inc. for a zoning map amendment (rezoning) from ID Interim Development District RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81 acres, RD-10 on approximately 26.93 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.07 acres. The property contains approximately 103.75 acres and is located on the west side of South Dubuque Street approximately 300 feet south of Juniper Street. Staff recommends the Planning Commission accept the listed finding; the rezoning request from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81, RD-10 on approximately 26.93 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.17 acres and the property contains approximately 103.75 acres 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 ID Interim Development District to RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.07 acres. The property contains approximately 103.75 acres.

Applicant Presentation

Randy Laing, with Watts Group was present on behalf of the applicant. Adam Hahn with Watts Group was also present and answered questions.

Public Comments

Rob Hubler at (755 Yorkshire St) voiced concerns about the additional traffic that would be created through the adjacent residential areas, the proximity of the RM-12 and RM-14 to single-family homes to the north.

Sue Jensen (1200 Ogden Ln) voiced concerns over the potential construction traffic in their neighborhood and advocated for a construction entrance on Dubuque Street. She also expressed concern over the density of the proposed development.

John Shively (Odgen Ln) voiced support for the comments stated by the two previous speakers.

Questions and Comments

The Commission discussed the application.

Recommendation to the City Council

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

Zoning Map Amendment (Watts – East)

Staff Presentation

Rusnak presented the request of Watts Group Development, Inc. has submitted a Zoning Map Amendment (Rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21 acres, RS-9 Single-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 16.69 acres, RM-12 Multi-Unit Residence District on approximately 7.17 acres and RM-14 Multi-Unit Residence District on approximately 8.05 acres. The property contains approximately 54.49 acres and is located on the east side of South Dubuque Street west of the west termini of Ogden Lane, Mary Lane, Kaiser Street and East Tartan Drive. Staff recommends the Planning Commission accept the listed finding; the rezoning request from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21 acres, RS-9 Two-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 16.69 acres, RM-12 Multi-Unit Residence District on approximately 7.17 acres, and RM-14 Multi-Unit Residence District on approximately 8.05 acres 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 ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21, RS-9 Single-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 7.17 acres, and RM-14 Multi-Unit Residence District on approximately 8.05 acres.

Applicant Presentation

Randy Laing, with Watts Group was present on behalf of the applicant. Adam Hahn with Watts Group was also present and answered questions.

Public Comments

The three speakers said they had the same comments as for the west side.

Questions and Comments

The Commission discussed the application.

Recommendation to the City Council

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

Zoning Code Ordinance

Staff Presentation

Rusnak presented the request of the City of North Liberty for Ordinance amending Chapter 168 of the North Liberty Code of Ordinances, governing commercial and industrial districts defined and dimensional standards and the use matrix table and Chapter 173 of the North Liberty Code of Ordinances, governing business and public use signs. 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 Bathke questioning a "light" code for signs.

Recommendation to the City Council

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

UCD Holdings, LLC Zoning Map Amendment (Urban Central District)

Staff Presentation

Rusnak presented the request of UCD Holdings, LLC for a zoning map amendment (rezoning) from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 District Central Urban Higher-Intensity Commercial District and a Preliminary Subdivision Plat for a 7-lot subdivision and related infrastructure on approximately 10.04 acres. The property is located on the east side of North Highway 965/Ranshaw Way approximately 275 south of West Cherry Street and the south side of West Cherry Street approximately 600 feet east of North Highway 965/Ranshaw Way. The purpose of the request is to facilitate redevelopment of the property with primarily commercial uses and related infrastructure. Staff recommends the Planning Commission accept the listed findings; 1. the rezoning request from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 District Central Urban Higher-Intensity Commercial District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code, 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 for a zoning map amendment (rezoning) from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 District Urban Higher-Intensity Commercial District and a Preliminary Subdivision Plat for a 7-lot subdivision and related infrastructure on approximately 10.04 acres to the City Council with a recommendation for approval.

Applicant Presentation

Brandon Pratt was present on behalf of the applicant and offered to answer any questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application.

Recommendation to the City Council

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

Approval of Previous Minutes

Heisler moved, Bathke seconded to approve the minutes of the April 1, 2025, meeting. The vote was all ayes. Minutes approved.

Planning Updates

There were no updates.

Adjournment

At 7:44 p.m., Willer moved, Geneser seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Stacey House, Deputy City Clerk/Utilities Supervisor