

**Planning Commission**

June 3, 2025

Council Chambers, 360 N. Main Street

Call to Order

Chair Amy Yotty called the Tuesday, June 3, 2025, Planning Commission to order at 6:30 p.m. in the Council Chambers at 360 N. Main Street. Commission members present: Josey Bathke, Sheila Geneser, Jason Heisler, Valerie Ward, Dave Willer, Amy Yotty; absent: Barry A'Hearn.

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

Approval of the Agenda

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

Public Comment

No public comments were offered.

Hyper Energy Bar LLC Preliminary Site Plan*Staff Presentation*

Rusnak presented the request of Hyper Energy Bar LLC to approve a Preliminary Site Plan for a 1,000 square foot commercial building with drive throughs and related infrastructure on approximately .73 acres. The property is located at the northeast corner of Ranshaw Way and Sara Court (1695 Jordan Street). 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 1,000 square foot commercial building with drive throughs and related infrastructure on approximately 0.73 acres to the City Council with a recommendation for approval.

Applicant Presentation

Kevin Bogert, Anderson Bogert, was present on behalf of the applicant and offered additional information on the application and the use. The Commission discussed the application with Bogert.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no questions or comments regarding the application.

Recommendation to the City Council

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

Zoning Code Ordinance

Staff Presentation

Rusnak presented the request of the City of North Liberty for an Ordinance amending the North Liberty Code of Ordinances Chapter 165 governing zoning map amendments, Chapter 168 governing the use matrix table and uses defined and use standards and Chapter 169 governing 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 for Ordinance amendment to the City Council with a recommendation for approval.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no questions or comments on the application.

Recommendation to the City Council

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

Approval of Previous Minutes

Ward moved, Geneser seconded to approve the minutes of the May 6, 2025, meeting. The vote was all ayes. Minutes approved.

Planning Updates

Rusnak presented information on Heisler's last Commission meeting and offered thanks for his 12 years of service.

Adjournment

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

Signed:

Tracey Mulcahey, City Clerk