



Planning Commission
Tuesday, July 1, 2025, 6:30 PM
North Liberty City Council Chambers

Call to Order

Chair Amy Yotty called the Tuesday, July 1, 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, Zach Mickelson, Valerie Ward, Josey Bathke, Dave Willer, Amy Yotty.

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

Reappointment and New Appointment

Yotty acknowledged reappointment of Josey Bathke July 2025 – June 2028 and new member Zach Mickelson July 2025 – June 2028.

Approval of the Agenda

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

Public Comment

No public comments were offered.

Preliminary Site Plan:

Staff Presentation

Rusnak presented the request of Iowa City Community School District to approve a Preliminary Site Plan for a parking lot addition on 26.58 acres. The property is located at the northeast corner of East Forevergreen Road and South Front Street to the City Council with a recommendation for approval.

Applicant Presentation

Jon Marner, with MMS, was present on behalf of the applicant and offered additional information on the application and the use.

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

Preliminary Subdivision Plat:

Staff Presentation

Rusnak presented the request of HC Investment Properties, LLC to approve a Preliminary Subdivision Plat for a 4-lot subdivision on approximately 6.32 acres. The property is located at the northeast corner of West Forevergreen Road and Bernardy Drive to the City Council with a recommendation for approval. *Applicant Presentation*

Jon Marner was present on behalf of the applicant and offered additional information on the application and the use.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no questions or comments regarding application.

Original Motion (as stated):

The Planning Commission accept the listed finding and forward the Preliminary Subdivision Plat to the City Council with a recommendation for approval.

Lientz indicated that staff is recommending two findings and if the Commission wishes to accept both findings, the motion should be amended.

Amendment:

To correct the motion to read:

Ward moved, A'Hearn The Planning Commission accept the listed findings and forward the Preliminary Subdivision Plat to the City Council with a recommendation for approval.

Rationale:

The original motion contained "finding" instead of "findings" and the phrase was revised to clarify.

Action:

The amendment was approved by roll call. The vote was: ayes – A'Hearn, Ward, Yotty, Mickelson, Willer, Bathke, Geneser; nays – none –. Motion carried. *Recommendation to the City Council*

Final Motion:

Willer moved, Bathke seconded that the Planning Commission accept the listed findings and forward the Preliminary subdivision Plat to the City Council with a recommendation for approval. The vote was: ayes Geneser, Bathke, Willer, Mickelson, Yotty, Ward, A'Hearn; nays – none –. Motion carried.

Preliminary Site Plan:

Staff Presentation

Rusnak presented the request of Investment Properties, LLC to approve a Preliminary Site Plan for 8 townhouse units and related infrastructure on approximately 3.06 acres. The property is located on the west side of Bernardy to the City Council with a recommendation for approval.

Applicant Presentation

Jon Marner was present on behalf of the applicant and offered additional information on the application and the use.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had discussed the application with Rusnak.

Recommendation to the City Council

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

Urban Renewal Area Amendment

Staff Presentation

Heiar presented the request of the City of North Liberty for an amendment to the North Liberty Urban Renewal Area to the City Council with a recommendation for approval.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had a discussion regarding application.

Recommendation to the City Council

Bathke moved, Mickelson seconded that the Planning Commission accept the listed finding and forward the Urban Renewal Area Amendment to the City Council with a recommendation for approval. The vote was: ayes– Yotty, Bathke, Willer, Mickelson, Ward, A'Hearn, Geneser; nays – none –. Motion carried.

Approval of Previous Minutes

A'Hearn moved, Willer seconded to approve the minutes of the June 3, 2025, meeting. The vote was all ayes. Minutes approved.

Planning Updates

Rusnak presented information on how full the agenda continues to be.

Adjournment

At 6:54 p.m., A'Hearn moved, Bathke seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Stacey House, Deputy City Clerk