



**Planning Commission
September 2, 2025
North Liberty City Council Chambers**

Call to Order

Chair Amy Yotty called the Tuesday, September 2, 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, Zach Mickelson, Dave Willer, Amy Yotty; absent – None.

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

Election of Chairperson

Bathke moved, Willer seconded to appoint Yotty as Chairperson. The vote was all ayes. Yotty appointed Chair.

Election of Vice-Chairperson

Bathke moved, Mickelson seconded to appoint A'Hearn as Vice-Chairperson. The vote was all ayes. A'Hearn appointed Vice-Chair.

Approval of the Agenda

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

Public Comment

No public comment was offered.

Sunset Prairie Preliminary Subdivision Plat*Staff Presentation*

Rusnak presented the request of Watts Group Development, Inc. to approve a Preliminary Subdivision Plat for a 362-lot subdivision and related infrastructure on approximately 162.06 acres. The property is located on the east and west side of South Dubuque Street approximately 300 feet south of Juniper Street. Staff recommends the Planning Commission accept the two listed findings; 1. The Preliminary Subdivision Plat would facilitate development consistency with the Comprehensive Plan Future Land Use Map designations of Urban Low Intensity (ULI), Urban Medium Intensity (UMI) and Parks/Open Space (P); 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 for a 362-lot subdivision and related infrastructure on approximately 162.06 acres to the City Council with a recommendation for approval.

Applicant Presentation

Randy Laing was present on behalf of the application and stated that he was present to answer any questions.

Public Comments

No oral or written comments were offered.

Questions and Comments

The Commission discussed the application including where construction would begin, the order of construction approvals, a new trail included on Seven Oaks Boulevard, adequacy of Dubuque Street right-of-way and roundabouts, and Tartan Drive traffic calming.

Recommendation to the City Council

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

Culver's Preliminary Site Plan

Staff Presentation

Rusnak presented the request of Brenden White to approve a Preliminary Site Plan for a one-story restaurant with drive through on approximately 1.57 acres. The property is located on the north side of West Penn Street approximately 230 feet east of Heartland Way. 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 one-story restaurant with drive through on approximately 1.57 acres to the City Council with a recommendation for approval.

Applicant Presentation

Brant Nove was present on behalf of the applicant and offered to answer any questions.

Public Comments

No public comments were offered.

Questions and Comments

There were none.

Recommendation to the City Council

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

Murray Elite Preliminary Site Plan

Staff Presentation

Rusnak presented the request of Murray Elite to approve a Preliminary Site Plan for a one-story multi-tenant building on approximately 4 acres. The property is located at the southeast corner of South Dubuque Street and 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 one-story, multi-tenant sports-related facility on approximately 4 acres to the City Council with a recommendation for approval.

Applicant Presentation

Mike Welch 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 if there were a second floor to the facility, the scale of the building related to The Palestra, and the new pedestrian crossing at the roundabout.

Recommendation to the City Council

A'Hearn moved, Mickelson 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 – Willer, Geneser, Mickelson, Yotty, A'Hearn, and Bathke; 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. Staff recommends the Planning Commission forward the amendment to the City Council with a recommendation for approval.

Public Comments

No public comments were received.

Questions and Comments

There were none.

Recommendation to the City Council

Bathke moved, Willer seconded to approve the urban renewal amendment. The vote was: ayes – Geneser, Mickelson, Yotty, A'Hearn, Bathke, and Willer; nays – none. Motion carried.

Approval of Previous Minutes

Ahern moved, Mickelson seconded to approve the minutes of the August 5, 2025, meeting. The vote was all ayes. Minutes approved.

Planning Updates

Rusnak presented Planning updates including the possible timing of the Urban Central District Lofts.

Adjournment

At 6:56 p.m., A'Hearn moved, Geneser seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk