



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

Call to Order

Chair Amy Yotty called the Tuesday, December 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, Rachael Schmerbach, Dave Willer, Amy Yotty.

Others present: Ryan Heiar, Ryan Rusnak, Tracey Mulcahey, Grant Lientz, Josiah Bilskemper, Jon Marner, Brandon Pratt, Ardi Stoner, and other interested parties.

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.

Mickelson 4th Preliminary Subdivision Plat*Staff Presentation*

Rusnak presented the request of MLDC, Inc. for a Preliminary Subdivision Plat on approximately 6 acres. The property is located on the south side of Remley Street, as extended westerly from its western terminus. 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 designation of Urban Low Intensity and Urban Medium 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 for a 14-lot subdivision and related infrastructure on approximately 6 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 oral or written comments were received.

Questions and Comments

The Commission had no questions or comments on the application.

Recommendation to the City Council

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

UCD Lofts Preliminary Subdivision Plat

Staff Presentation

Rusnak presented the request of UCD Holdings, LLC. for a Preliminary Subdivision Plat on approximately 10.18 acres. The property is located south of West Cherry Street, north of West Zeller Street and west of CRANDIC Railroad. 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 designation of 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 for a 6-lot subdivision and related infrastructure on approximately 10.18 acres to the City Council with a recommendation for approval.

Applicant Presentation

Brandon Pratt, the applicant, was present and offered to answer questions.

Public Comments

Ardi Stoner asked several questions regarding the Preliminary Subdivision Plat application.

Questions and Comments

The Commission discussed the application including the landscape buffer, rezoning of the property, dividing the land into lots, the process for how the land is developed, including a fence with trees in the buffer, stormwater detention, and voting on preliminary plat prior to rezoning completion.

Recommendation to the City Council

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

Sunset Prairie Lot 61 Preliminary Site Plan

Staff Presentation

Rusnak presented the request of Watts Group Development, Inc for a Preliminary Site Plan on 3.22 acres. The property is located on proposed Lot 61 of Sunset Prairie Subdivision, which is on the east side of South Dubuque Street .37 miles south of Juniper 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); and forward the request to approve a Preliminary Site Plan for 32 townhouse units in a mix of three and four-unit buildings on approximately 3.22 acres to the City Council with a recommendation for approval.

Applicant Presentation

Jon Marner, MMS Consultants, was present on behalf of the applicant and provided additional information on the application.

Public Comments

No oral or written comments were received.

Questions and Comments

The Commission discussed the application including existence and connection of Seven Oaks Road, location of public utilities, future roundabout, traffic patterns, and resurfacing of Dubuque Street,

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

Approval of Previous Minutes

A'Hearn moved, Mickelson seconded to approve the minutes of the October 7, 2025, meeting. The vote was all ayes. Minutes approved.

Planning Updates

Rusnak presented Planning updates.

Adjournment

At 7:00 p.m., A'Hearn moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk