



**Planning Commission
January 6, 2026
North Liberty City Council Chambers**

Call to Order

Chair Amy Yotty called the Tuesday, January 6, 2026, Planning Commission to order at 6:30 p.m. in the Council Chambers at 360 N. Main Street. Commission members present - Zach Mickelson, Rachael Schmerbach, Dave Willer, Amy Yotty; absent - Barry A'Hearn, Josey Bathke, Sheila Geneser.

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

Approval of the Agenda

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

Public Comment

No public comment was offered.

Future Land Use Map Amendment and Preliminary Site Plan

Staff Presentation

Rusnak presented the request of Jordan Street Developers, LLC for a Future Land Use Map amendment from Urban Medium Intensity (UMI) to Urban High Intensity (UHI) and approval of a Preliminary Site Plan on 2.59 acres. The property is located on the east side of Jordan Street approximately 235 feet north of Sara Court (1500 – 1600 Jordan Street). Staff recommends the Planning Commission accept the listed findings; 1. The Future Land Use Map amendment request from Urban Medium Intensity (UMI) to Urban High Intensity (UHI) on approximately 2.59 acres would achieve consistency with Comprehensive Plan locational standards for the UHI Future Land Use, and 2. The preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code.

Applicant Presentation

Nate Kaeding, Hodge Companies, was present on behalf of the applicant and offered additional information on the application.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including parking ratios, articulation of the building, aesthetic of the building, drainage, and location of parking.

Recommendation to the City Council

Willer moved, Mickelson seconded that the Planning Commission accepts the listed findings and forwards the Future Land Use Map amendment and Preliminary Site Plan to the City Council with

a recommendation for approval. The vote was: ayes – Yotty, Mickelson, Willer, Schmerbach; nays – none; absent – A’Hearn, Bathke, Geneser. Motion carried.

Future Land Use Map Amendment Zoning Map Amendment

Staff Presentation

Rusnak presented the request of SST North Liberty, LLC and SST – Forevergreen, LLC for: **(A)** Future Land Use Map amendment from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 2.91 acres; **(B)** Future Land Use Map amendment from Urban Low Intensity (ULI) to Urban Medium Intensity (UMI) on approximately 27.18 acres; **(C)** Zoning Map Amendment (Rezoning) from RS-6 Single-Unit Residence District, RM-8 Multi-Unit Residence District and RM-12 Multi-Unit Residence District to RS-6 Single-Unit Residence District on approximately 5.99 acres; **(D)** Zoning Map Amendment (Rezoning) from RS-6 Single-Unit Residence District, RM-8 Multi-Unit Residence District and RM-12 Multi-Unit Residence District to RD-10 Two-Unit Residence District on approximately 15.79 acres; **(E)** Zoning Map Amendment (Rezoning) from RM-12 Multi-Unit Residence District to RM-14 Multi-Unit Residence District on approximately 11.39 acres; and **(F)** Zoning Map Amendment (Rezoning) from RM-8 Multi-Unit Residence District and RM-12 Multi-Unit Residence District to C-2 Highway Commercial District on approximately 2.91 acres. Staff recommends the Planning Commission accept the listed findings; 1. The Future Land Use Map amendment request from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 2.91 acres and Urban Low Intensity (ULI) to Urban Medium Intensity (UMI) on approximately 27.18 acres would achieve consistency with Comprehensive Plan locational standards for the UHI and UMI Future Land Uses, and 2. The rezoning request from RS - 6 Single - Unit Residence District, RM - 8 Multi- Unit Residence District and RM - 12 Multi- Unit Residence District to RS - 6 Single - Unit Residence District on approximately 5.99 acres, RS - 6 Single - Unit Residence District, RM - 8 Multi- Unit Residence District and RM - 12 Multi- Unit Residence District to RD - 10 Two- Unit Residence District on approximately 15.79 acres, RM-12 Multi- Unit Residence District to RM - 14 Multi- Unit Residence District on approximately 11.39 acres and RM- 8 Multi- Unit Residence District and RM - 12 Multi- Unit Residence District to C - 2 Highway Commercial District on approximately 2.91 acres would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and forward the request for a Future Land Use Map amendment from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 2.91 acres and Urban Low Intensity (ULI) to Urban Medium Intensity (UMI) on approximately 27.18 acres and a zoning map amendment (rezoning) from RS - 6 Single - Unit Residence District, RM - 8 Multi- Unit Residence District and RM - 12 Multi- Unit Residence District to RS - 6 Single - Unit Residence District on approximately 5.99 acres, RS - 6 Single - Unit Residence District, RM - 8 Multi- Unit Residence District and RM - 12 Multi- Unit Residence District to RD - 10 Two-Unit Residence District on approximately 15.79 acres, RM - 12 Multi- Unit Residence District to RM - 14 Multi-Unit Residence District on approximately 11.39 acres and RM - 8 Multi- Unit Residence District and RM - 12 Multi- Unit Residence District to C - 2 Highway Commercial District on approximately 2.91 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 public comments were offered.

Questions and Comments

The Commission discussed the application including long term care facility location, Alexander Way location, and timeframe.

Recommendation to the City Council

Mickelson moved, Willer seconded that the Planning Commission accept the listed findings and forward the Future Land Use Map amendments and zoning map amendments to the City Council with a recommendation for approval. The vote was: ayes –Willer, Mickelson, Schmerbach, Yotty; nays – none; absent – A’Hearn, Bathke, Geneser. Motion carried.

Street Vacation

Staff Presentation

Lientz presented the request of the City of North Liberty to Vacate Remnant Portions of North Front Street and North Dubuque Street North of Cherry Street. Staff recommends approval of the vacation.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including what happens with the right of way that is currently being used.

Recommendation to the City Council

Willer moved, Mickelson seconded that the Planning Commission accept the listed findings and forward the request to vacate remnant portions of North Front Street and North Dubuque Street to the City Council with a recommendation for approval. The vote was: ayes – Willer, Schmerbach, Yotty, Mickelson; nays – none; absent – Bathke, A’Hearn, Geneser. Motion carried.

Zoning Code Ordinance

Staff Presentation

Rusnak presented the request of the City of North Liberty for Ordinance amending Chapter 167 of the North Liberty Code of Ordinances governing definitions, Chapter 168 of the North Liberty Code of Ordinances governing use standards, and Chapter 169 of the North Liberty Code of Ordinances governing other accessory uses. Staff recommends 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 received.

Questions and Comments

The Commission discussed the application including the masonry requirement, unintended design consequences, building material variation, and protection against negatives, .

Recommendation to the City Council

Schmerbach 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 – Schmerbach, Yotty, Willer, Mickelson; nays – none; absent – A’Hearn, Bathke, Geneser.

Approval of Previous Minutes

Willer moved, Mickelson seconded to approve the minutes of the December 2, 2025, meeting. The vote was all ayes. Minutes approved.

Planning Updates

Rusnak presented Planning updates.

Adjournment

At 7:20 p.m., Mickelson moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk