



Planning Commission
Tuesday, August 5, 2025, 6:30 PM
North Liberty City Council Chambers

Call to Order

Chair Amy Yotty called the Tuesday, August 5, 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, Amy Yotty; absent – Dave Willer.

Others present: Ryan Rusnak, Grant Lientz, Tracey Mulcahey, Josiah Bilskemper, Bonnie Winslow-Garvin, Lacey Stutzman, Brandon Pratt and other interested parties.

Approval of the Agenda

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

Public Comment

Bonnie Winslow-Garvin asked about the UCD development and the process of consideration of applications made to the City regarding development, generally.

Zoning Map Amendment

Staff Presentation

Rusnak presented the request of Nicole Duke for a Zoning Map Amendment (Rezoning) from RD-10 Two-Unit Residence District to RS-6 Single-Unit Residence District on approximately .24 acres. The property is located on the south side of Heritage Place approximately 300 feet east of Heritage Drive (435 Heritage Place). Staff recommends the Planning Commission the listed finding; the rezoning request from RD-10 Two-Unit Residence District to RS-6 Single-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and forward the request for a Zoning Map Amendment to the City Council with a recommendation for approval.

Applicant Presentation

No applicant presentation was offered.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the straightforwardness of the application.

Recommendation to the City Council

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

Preliminary Subdivision Plat

Staff Presentation

Rusnak presented the request of GRD Burluson to approve a Preliminary Subdivision Plat for a 1-lot subdivision and related infrastructure on approximately 8.05 acres. The property is located approximately 400 feet south of South Dubuque Street and 200 feet east of North Liberty Road. 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 plan submittal requirements and design standards, respectively;

and forward the request to approve a Preliminary Subdivision Plat for a 1-lot subdivision and related infrastructure on approximately 8.05 acres to the City Council with a recommendation for approval.

Applicant Presentation

Lacey Stutzman, MMS Consultants, offered to answer questions regarding the application.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the cul de sac, and the proposed development.

Recommendation to the City Council

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

Preliminary Site Plan

Staff Presentation

Rusnak presented the request of UCD Holdings, LLC to approve a Preliminary Site Plan for a four-story multi-unit residence and related infrastructure on approximately 1.93 acres. The property is located on the south side of West Cherry Street approximately 600 feet east of Ranshaw 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 four-story multi-unit residence and related infrastructure on approximately 1.93 acres to the City Council with a recommendation for approval.

Applicant Presentation

Brandon Pratt, Lion Development Group, was present on behalf of the applicant and offered to answer questions.

Public Comments

Ardith Stoner asked if the property includes Muddy Creek and requested the findings from IDNR regarding water run-off. Staff provided information on the site plan, construction plans, and

engineering requirements. Stoner asked about parking quantities shown on the plan Bonnie Winslow – Garvin asked about how planning and development work in the City generally.

Questions and Comments

The Commission discussed the application including parking space numbers, orientation of the building to Cherry Street, occupancy rate of rentals in North Liberty, rental prices, affordable housing, art and walkability, and meeting the parking code requirement.

Recommendation to the City Council

Bathke 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 subject to the following condition: 1. Depict an additional 14 parking spaces to achieve consistency with required off-street parking requirements. The vote was: ayes –Bathke, Mickelson, A’Hearn, Geneser, Yotty; nays – none; absent – Willer. Motion carried.

Zoning Map Amendment

Staff Presentation

Rusnak presented the request of the City of North Liberty for a Future Land Use Map amendment from Urban Low Intensity (ULI) to Public/Semi-Public (PUB) and a zoning map amendment (rezoning) on approximately .27 acres from RD-10 Two-Unit Residence to P Public Use District on property located at 240-242 North Main Street. Staff recommends the Planning Commission accept the listed findings:

1. The Future Land Use Map amendment request from Urban Low Intensity (ULI) to Public/Semi-Public (P) on approximately 0.27 acres would achieve consistency with Comprehensive Plan locational standards for the P Future Land Use; and
2. The rezoning request 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 Public/Semi-Public (PUB) and a rezoning map amendment (rezoning) on approximately 0.27 acres from RD-10 Two-Unit Residence to P Public Use District 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.

Recommendation to the City Council

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

Approval of Previous Minutes

A’Hearn moved, Geneser seconded to approve the minutes of the July 1, 2025, meeting. The vote was all ayes. Minutes approved.

Planning Updates

Rusnak presented Planning updates including an update on the UCD Good Neighbor meeting and the Cherry Street Reinvestment District preliminary report.

Adjournment

At 7:14 p.m., Bathke moved, A'Hearn seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk