

**Planning Commission**

March 3, 2026

Roll call

Chair Amy Yotty called the Tuesday, March 3, 2026, Regular Session of the North Liberty Planning Commission to order at 6:30 p.m. in Council Chambers at 360 N. Main Street.

Councilors present: Josey Bathke, Sheila Geneser, Zach Mickelson, Rachael Schmerbach, Dave Willer, Amy Yotty; absent: Barry A'Hearn.

Others present: Ryan Rusnak, Grant Lientz, Tracey Mulcahey, Josiah Bilskemper, Brandon Pratt, and other interested parties.

Approval of the Agenda

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

Public Comment on any topic not on the agenda.

No public comment was received.

Preliminary Site Plan - Request of UCD Holdings, LLC for approval of a Preliminary Site Plan on 2.37 acres. The property is located on the east side of Ranshaw Way approximately 275 feet south of West Cherry Street (Proposed Lot 2, Urban Central District – Part Two)

Staff Presentation

Rusnak presented the request of UCD Holdings, LLC for Preliminary Site Plan application for Proposed Lot 2, Urban Central District - Part Two. Staff recommends the Planning Commission accept the preliminary site plan application with 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 City Council with a recommendation for approval.

Applicant Presentation

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

Public Comments

No public comment was received.

Question and Comments

Willer offered that this is a great development. He would like to see more two or three story buildings in the future. Bathke asked about the announcement of the tenant.

Recommendation to the City Council

Josey Bathke moved, Dave 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: Zach Mickelson, Sheila Geneser, Rachael Schmerbach, Dave Willer, Amy Yotty, Josey Bathke; nays - none; absent - A'Hearn. Motion Passed.

Preliminary Site Plan - Request of UCD Holdings, LLC for approval of a for a Preliminary Site Plan on 2.21 acres. The property is located on the east side of Ranshaw Way approximately 500 feet south of West Cherry Street (Proposed Lot 3, Urban Central District – Part Two).

Staff Presentation

Rusnak presented the request of UCD Holdings, LLC for a Preliminary Site Plan on proposed Lot 3, Urban Central District - Part Two. Staff recommends the Planning Commission accept the listed finding; the preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.0 5(2)(E) of the Zoning Code; and forward the request to City Council with a recommendation for approval.

Applicant Presentation

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

Public Comments

No public comment was received.

Question and Comments

The Commission discussed the application, including Bathke offering excitement for the project. Willer asking about two- stories in the development. Mickelson asked why apartments are not being constructed above the commercial. Pratt stated that residential over commercial is difficult to build to make it affordable and is hard to lease. Pratt talked about the height of the proposed structure and protecting the anchor tenant's height.

Recommendation to the City Council

Dave Willer moved, Sheila 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: Rachael Schmerbach, Zach Mickelson, Sheila Geneser, Amy Yotty, Josey Bathke, Dave Willer; nays - none; absent - A'Hearn. Motion approved.

Preliminary Site Plan - Request of UCD Holdings, LLC for approval for a Preliminary Site Plan on 1.72 acres. The property is located on the north side of Commercial Drive approximately 275 feet east of Ranshaw Way (Proposed Lot 6, Urban Central District – Part Two).

Staff Report

Rusnak presented the request of UCD Holdings, LLC for a Preliminary Site Plan application for proposed Lot 6, Urban Central District - Part Two. Staff recommends the Planning Commission accept the listed finding; the preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.0 5(2)(E) of the Zoning Code; and forward the request to City Council with a recommendation for approval.

Applicant Presentation

Brandon Pratt was present on behalf of the applicant and offered to answer questions.

Public Comments

No public comment was received.

Question and Comments

The Commission discussed the application including underground parking and examples of this type of parking in town, and the white building material on the building.

Recommendation to the City Council

Josey Bathke moved, Dave Willer seconded that the Planning Commission accept the listed finding and forward the application for a Preliminary Site Plan to the City Council with a recommendation for approval. JThe vote was ayes: Sheila Geneser, Zach Mickelson, Rachael Schmerbach, Dave Willer, Josey Bathke, Amy Yotty; nays - none; absent - A'Hearn. Motion Passed.

Approval of Previous Minutes

February 3, 2026 Planning Commission Meeting Minutes

Zach Mickelson moved, Sheila Geneser seconded to approve the minutes from the February 3, 2026 meeting. The vote was all ayes. Minutes approved.

Planning Updates

Preview of Items for the April 7, 2026 Planning Commission Meeting

Rusnak presented an update on applications on the April agenda including a new Kwik Star on Penn Street and Jones Boulevard.

Adjournment

Josey Bathke moved; Dave Willer seconded to adjourn at 7:04 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Tracey Mulcahey, City Clerk