



Planning Commission  
May 5, 2026

Call to order

Vice-Chair Barry A'Hearn called the Tuesday, May 5, 2026 Regular Session of the North Liberty Planning Commission to order at 6:00 p.m. in Council Chambers at 360 N. Main Street.

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

Approval of the Agenda

Josey Bathke moved; Dave Willer 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.

Kwik Trip, Inc. Preliminary Subdivision Plat

*Staff Presentation*

Rusnak presented the request of Kwik Trip, Inc. for a Preliminary Subdivision Plat. Staff recommends the Planning Commission accept the listed findings; the Preliminary Subdivision Plat would facilitate development consistency with the Comprehensive Plan Future Land Use Map designation Urban High Intensity; and 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 City Council with a recommendation for approval.

*Applicant Presentation*

Kacie Bonjour was present on behalf of the applicant and offered additional information on the application.

*Public Comments*

No public comment was received.

*Questions and Comments from the Commission*

The Commission had no discussion on the application

*Recommendation to the City Council*

Sheila Geneser moved, Dave Willer seconded that the Planning Commission accept the listed findings and forward the application for Preliminary Subdivision Plan to the City Council with a recommendation for approval. The vote was: ayes- Mickelson, A'Hearn, Geneser, Schmerbach, Bathke, Willer; nays - none; absent - Yotty. Motion carried.

## Kwik Trip, Inc. Preliminary Site Plan

### *Staff Presentation*

Rusnak presented the request of Kwik Trip, Inc. for a Preliminary Site Plan. 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*

Kacie Bonjour was present on behalf of the applicant and offered additional information on the application.

### *Public Comments*

No public comment was received.

### *Questions and Comments from the Commission*

The Commission discussed the application including the median, trucks, Liberty Way extension, and the canopy 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 Application to the City Council with a recommendation for approval. The vote was: ayes- Geneser, A'Hearn, Bathke, Mickelson, Willer, Schmerbach; nays - none; absent: Yotty. Motion carried.

## Eastern Iowa Productions, LLC. Preliminary Site Plan

### *Staff Presentation*

Rusnak presented the request of Eastern Iowa Productions for a Preliminary Site Plan Application. 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*

No applicant presentation was offered.

### *Public Comments*

No public comment was offered.

### *Questions and Comments from the Commission*

The Commission had no discussion on the application.

### *Recommendation to the City Council*

Zach Mickelson 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. The vote was: ayes- Geneser, Willer, Bathke, Mickelson, Schmerbach, A'Hearn; nays - none; absent - Yotty. Motion carried.

## 2024 International Fire Code Ordinance

Josey Bathke moved, Zach Mickelson seconded to table the 2024 International Fire Code Ordinance. The vote was: ayes - Mickelson, A'Hearn, Schmerbach, Willer, Geneser, Bathke; nays - none; absent - Yotty. Item tabled.

Approval of Previous Minutes

Dave Willer moved, Rachael Schmerbach seconded to approve the April 7, 2026 Planning Commission minutes. The vote was: ayes - Geneser, Willer, Schmerbach, Mickelson, Bathke, A'Hearn; nays - none; absent - Yotty. Minutes approved.

Planning Updates

Rusnak reported on upcoming cases on the next Planning Commission agenda.

Adjournment

Dave Willer moved; Zach Mickelson seconded to adjourn at 6:33 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

Attest: \_\_\_\_\_  
Tracey Mulcahey, City Clerk