



Planning Commission
June 2, 2026

Roll Call

Chair Amy Yotty called the Tuesday, June 2, 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, Sheila Geneser, Dave Willer, Amy Yotty; absent: Josey Bathke, Zach Mickelson, Rachael Schmerbach.

Others present: Ryan Heiar, Josiah Bilskemper, Grant Lientz, Stacey House and other interested parties.

Approval of the Agenda

Geneser moved, 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.

Preliminary Site Plan

Staff Presentation

Bilskemper presented the application of Ruth Boyer and Douglas Rozendaal 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 165.05(2)(E) of the Zoning Code; and forward the request to approve a Preliminary Site Plan for two one-story building additions totaling 17,000 square feet and an outdoor storage area on approximately 5.19 acres 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 from the Commission

The Commission had no discussion on the item.

Recommendation to the City Council

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

Preliminary Subdivision Plat

Staff Presentation

Bilskemper presented the request of CCT Holdings, LLC and Meadowlark Investments, LLC for a Preliminary Subdivision Plat. Staff recommends the Planning Commission accept the two listed findings; the Preliminary Subdivision Plat would facilitate development consistency with the Comprehensive Land Use Map designations of Urban Low Intensity, Urban Medium Intensity and 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 approve a Preliminary Subdivision Plat for a 2-lot subdivision on approximately 0.94 acres to the City Council with a recommendation for approval.

Applicant Presentation

Kelly Beckler, MMS Consultants, was present on behalf of the applicant and offered additional information.

Public Comments

The public presented information on the application.

Questions and Comments from the Commission

The Commission had no discussion on the application.

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

Preliminary Site Plan

Staff Presentation

Bilskemper presented the application of UCD Holdings, LLC for a Preliminary Site Plan. Staff recommends the Planning Commission accept the listed finding; the preliminary plat 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 four 63-unit and

two 51-unit multi-family buildings (354 total units) and related private 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 spoke regarding the Site Plan application. Erika Wade spoke regarding the Site Plan application.

Questions and Comments from the Commission

The Commission discussed the application including public vs. private street, driveway offset from railroad, signalized crosswalk requirements, and trees on the east side of the property.

Recommendation to the City Council

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

Future Land Use Map Amendment, Zoning Map Amendment and Preliminary Subdivision Plat

Staff Presentation

Bilskemper presented the application of MLDC, Inc. for Future Land Use Map Amendment, Zoning Map Amendment, and 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 designations Urban Low Intensity and Urban Medium 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 approve a Preliminary Subdivision Plat for a 46-lot subdivision on approximately 22.44 acres to the City Council with a recommendation for approval.

Applicant Presentation

Kevin Digmann was present on behalf of the applicant and offered to answer questions.

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

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

Approval of Previous Minutes

Geneser moved, Willer seconded to approve the minutes of the May 5, 2026 Planning Commission Meeting minutes. The vote all ayes. Minutes approved.

Planning Updates

Bilskemper reported that three items are on the agenda for July.

Adjournment

A'Hearn moved; Willer seconded to adjourn at 6:37 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Tracey Mulcahey, City Clerk