



Planning Commission
April 7, 2026

Roll call

Chair Amy Yotty called the Tuesday, April 7, 2026, North Liberty Planning Commission to order at 6:30 p.m. in Council Chambers at 360 N. Main Street.

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

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

Approval of the Agenda

Josey Bathke 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.

Zoning Map Amendment

Staff Presentation

Rusnak presented the rezoning request of Kwik Trip, Inc. Staff recommends the Planning Commission accept the listed finding; the rezoning request from I-1 Light Industrial to C-2 Highway Commercial District on approximately 3.46 acres 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 (rezoning) from I-1 Light Industrial to C-2 Highway Commercial District on approximately 3.46 acres to the City Council with a recommendation for approval.

Applicant Presentation

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

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 finding and forward the rezoning request to the City Council with a recommendation for approval. The vote was: ayes - Dave Willer, Rachael Schmerbach, Sheila Geneser, Josey Bathke, Zach Mickelson, Amy Yotty; nays - none; absent - Barry A'Hearn. Motion passed.

Preliminary Subdivision Plat

Staff Presentation

Rusnak presented the preliminary subdivision plat. Staff recommends the Planning Commission accept the listed finding; 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 3.80 acres to the City Council with a recommendation for approval.

Public Comments

No public comment was received.

Questions and Comments from the Commission

The Commission discussed the application including the future of the lots included in the plat.

Recommendation to the City Council

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

Approval of Previous Minutes

Dave Willer moved, Josey Bathke seconded to approve the Minutes from the March 3, 2026 meeting. Vote was all ayes. Minutes approved.

Planning Updates

Rusnak presented information on the May 5 meeting agenda items.

Adjournment

Josey Bathke moved; Dave Willer seconded to adjourn at 6:42 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Tracey Mulcahey, City Clerk