



Planning Commission
July 7, 2026

Roll call

Josey Bathke called Tuesday, July 7, 2026, Regular Session of the North Liberty Planning Commission to order at 6:00 p.m. in Council Chambers at 360 N. Main Street. Planning Commission members present: Josey Bathke, Derek Cornett, Jeremy McIntosh, Zach Mickelson, Nick Osmonson, Rachael Schmerbach; absent: Dave Willer.

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

Approval of the Agenda

Derek Cornett moved, Nick Osmonson 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.

Election of Chairperson and Vice Chairperson

Nick Osmonson moved, Derek Cornett seconded to appoint Josey Bathke as Chairperson. The vote was all ayes. Motion carried.

Josey Bathke moved, Zach Mickelson seconded to appoint Dave Willer as Vice-Chairperson. The vote was all ayes. Motion carried.

Preliminary Site Plan: Creekside South II

Bilskemper presented the request of Request of HC Investment Properties, LLC for approval of a Preliminary Site Plan on 6.32 acres. The property is located at the northeast corner of West Forevergreen Road and Bernardy Drive. 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 City Council with a recommendation for approval.

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered additional information on the application.

No public comment was received.

The Commission discussed the application including traffic on Forevergreen Road, extension of Forevergreen Road, and bus route expansion.

Josey Bathke moved, Nick Osmonson 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 – Derek Cornett, Jeremy McIntosh, Nick Osmonson, Josey Bathke, Rachael Schmerbach, Zach Mickelson; nays – none; absent – Dave Willer. Motion passed.

Zoning Map Amendment: Quail Creek

Bilskemper presented the request of Kit Baloun for a Zoning Map Amendment (rezoning) from C-1-B General Commercial District to C-3 Higher-Intensity Commercial District on approximately 2.67 acres. The property is located on the west side of South Highway 965/Ranshaw Way directly west of the intersection of Hawkeye Drive. Staff recommends the Planning Commission accept the listed finding; the rezoning request from C-1-B General Commercial District to C-3 Higher-Intensity Commercial District on approximately 2.67 acres would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and forward the request to City Council with a recommendation for approval.

Cory Hodapp was present on behalf of the applicant and offered additional information on the project.

No public comment was received.

The Commission discussed the application including information provided by the applicant.

Nick Osmonson moved, Jeremy McIntosh 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 – Jeremy McIntosh, Zach Mickelson, Josey Bathke, Rachael Schmerbach, Nick Osmonson, Derek Cornett; nays – none; absent – Dave Willer. Motion passed.

Zoning Map Amendment: The Emory Phase III

Bilskemper presented the request of Emory North Liberty III, LLC for a Zoning Map Amendment (rezoning) to amend the Planned Area Development (PAD) within the existing RM-21 Multi-Unit Residence District on approximately 5.93 acres. The property is located on the west side of North Jones Boulevard approximately 500 feet north of Hayes Lane. Staff recommends the Planning Commission accept the listed finding; the request for a zoning map amendment (rezoning) to amend the Planned Area Development (PAD) within the existing RM-21 Multi-Unit Residence District on approximately 5.93 acres would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and forward the request to City Council with a recommendation for approval.

A representative of Snyder and Associates was present on behalf of the applicant and offered to answer questions.

No public comment was received.

The Commission discussed the application including the location of the application, why the design changed, existing Emory buildings status as rental or owner occupied, construction progress, density, and demand for rentals.

Zach Mickelson moved, Nick Osmonson 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 - Nick Osmonson, Jeremy McIntosh, Rachael Schmerbach, Zach Mickelson, Derek Cornett, Josey Bathke; nays - none; absent - Dave Willer. Motion passed.

Approval of Previous Minutes

Rachael Schmerbach moved, Jeremy McIntosh seconded to approve the Minutes from the June 2, 2026, Meeting. Vote was all ayes. Minutes approved.

Planning Updates

Bilskemper reported that two items are planned for the August meeting, Buck Moon Villas Townhomes and Stewart Street redesign.

Adjournment

Zach Mickelson moved; Nick Osmonson seconded to adjourn at 6:40 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Tracey Mulcahey, City Clerk