



Planning Commission
August 4, 2026

Roll call

Chair Josey Bathke called the Tuesday, August 4, 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: Josey Bathke, Derek Cornett, Jeremy McIntosh, Nick Osmonson; absent: Dave Willer, Rachael Schmerbach, Zach Mickelson.

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

Approval of the Agenda

Nick Osmonson moved, Jeremy McIntosh 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.

Buck Moon Villas Preliminary Site Plan

Rusnak presented the request of Buck Moon Villas 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 City Council with a recommendation for approval.

Dan Bernacki, the applicant, was present and offered information on berm installation in the development.

No public comment was received.

The Commission discussed how the development is progressing.

Nick Osmonson moved, Josey Bathke seconded that the Planning Commission accept the listed finding and forward the Preliminary Site Plan to the City Council with a recommendation for approval.

Zoning Ordinance Amendment

Rusnak presented the Zoning Ordinance amendment request. Staff recommends the Planning Commission accept the finding, the proposed amendment would achieve consistency with

Section 165.09 of the Zoning Code and forward the request to City Council with a recommendation for approval.

Tonja Fortney spoke regarding the carport section relating to Residential Manufactured Home Park section of the ordinance.

The Commission discussed Accessory Dwelling Units.

Jeremy McIntosh moved, Derek Cornett seconded that the Planning Commission accept the listed finding and forward the Ordinance amendment to the City Council with a recommendation for approval.

Urban Renewal Plan

Rusnak presented the request of the city for the update of the Urban Renewal Plan. Staff recommends the Planning Commission forward the request to City Council with a recommendation for approval.

No public comment was received.

The Commission had no discussion on the application.

Derek Cornett moved, Nick Osmonson seconded that the Planning Commission forward the Urban Renewal Plan Amendment to the City Council with a recommendation for approval.

Approval of Previous Minutes

Nick Osmonson moved, Derek Cornett seconded to approve the minutes from the July 7, 2026 Meeting. The vote was all ayes. Minutes approved.

Planning Updates

Rusnak reported that September's meeting will have 555 Country Lane Preliminary Site Plan; Water Tower Place - Lot 11 Preliminary Site Plan Amendment and North Stewart Street Reconstruction.

Adjournment

Josey Bathke moved; Nick Osmonson seconded to adjourn at 6:25 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Tracey Mulcahey, City Clerk

