

**Planning Commission**

February 3, 2026

Roll call

Chair Yotty called the Tuesday, February 3, 2026, Regular Session of the North Liberty Planning Commission to order at 6:30 p.m. in Council Chambers at 360 N. Main Street.

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

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

Approval of the Agenda

Barry A'Hearn 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.

Preliminary Subdivision Plat*Staff Presentation*

Rusnak presented the request of SST-Forevergreen, LLC and SST North Liberty, LLC for a Preliminary Plat for a 51-lot subdivision. Staff recommends the Planning Commission accept the two listed findings; 1. The Preliminary Subdivision Plat would facilitate development consistency with the Comprehensive Plan Future Land Use Map designations of Urban Low Intensity, Urban Medium Intensity, and Urban High Intensity; and 2. 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 plat submittal requirements and design standards, respectively; and forward the request to approve a Preliminary Subdivision Plat for a 51-lot subdivision on approximately 43.74 acres to the City Council with a recommendation for approval.

Applicant Presentation

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

Public Comments

No public comment was received.

Questions and Comments

The Commission discussed the application including the signalization and connectivity of Alexander Way and the types of housing and development.

Recommendation to the City Council

Josey Bathke moved, Barry A'Hearn 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.

Approval of Previous Minutes -01.06.26

Sheila Geneser moved, Zach Mickelson seconded to approve the Minutes from the January 6, 2026 Meeting. Vote was all ayes. Minutes approved.

Planning Updates

Rusnak reported on upcoming developments, building permits for calendar year 2025, and impacts of tariffs on construction.

Adjournment

Dave Willer moved; Barry A'Hearn seconded to adjourn at 6:46 p.m. The vote was all ayes. Meeting adjourned

CITY OF NORTH LIBERTY

By: _____
Tracey Mulcahey, City Clerk