



**North Liberty Planning Commission
Minutes
July 5, 2011**

Call to Order. At 6:30 p.m., Chairman Mausser called the July 5, 2011 Regular Session of the North Liberty Planning Commission to order. Commissioners present: Anderson, Covert, Detlefsen, Frost, Haack, Mausser; absent – Moore.

Others present: Ryan Heiar, Scott Peterson, Dean Wheatley, Kevin Trom, Tracey Mulcahey, Erika Harper, and other interested parties.

Agenda Approval. Haack moved, Detlefsen seconded to approve the agenda. The vote was: ayes – Detlefsen, Mausser, Frost, Haack, Covert, Anderson; nays – none; absent - Moore. Motion carried.

Public Comment. No public comment was offered.

West Village, Part Two Final Plat. Wheatley presented the request of Robson Homes Inc to approve West Village Part Two, a final plat of 19 single-family lots generally located north of West Zeller Street and east of Kansas Avenue. Wheatley reported that the proposed plat meets all the requirements of the code. Staff recommends approval. Wheatley reported that Duane Musser of MMS Consultants had a conflict tonight and was unable to attend on behalf of the applicant. No public comments were offered. Commissioner Anderson commented that Sunset Drive is a long, straight shot. He expressed concerns regarding speed and safety on this section of roadway. Wheatley indicated that staff had identified that as a concern at the time of preliminary plat, but no modifications were requested. The street will have street parking and stop signs to slow traffic.

Frost moved, Haack seconded to recommend approval of the application for West Village, Part Two Final Plat. After discussion, the vote was: ayes – Haack, Anderson, Covert, Mausser, Frost, Detlefsen; nays – none; absent – Moore
. Motion carried.

Liberty's Gate, Part Eleven Preliminary and Final Plat. Wheatley presented the request of Prime Ventures to approve a 5-lot preliminary and final plat for Liberty's Gate – Part Eleven, generally located north of Penn Court between Madison Avenue and North Kansas Avenue. Wheatley reported that this is a reconfiguration of existing lots to accommodate a multifamily development on Penn Court. Wheatley reported that a good neighbor meeting was held regarding the plat with no concerns expressed about plat, rather about zoning. Staff addressed issues with developer as it went forward. Staff recommends approval of the preliminary and final plat.

The Commission discussed multifamily development at length. Concerns were expressed regarding school growth, infrastructure capacity, density and existing multifamily units. Commissioners stated that this is a good, logical fit for the proposed location.

Detlefsen moved, Haack seconded to recommend approval of the application for Liberty's Gate, Part Eleven Preliminary and Final Plat. The vote was: ayes – Detlefsen, Mausser, Anderson, Haack; nays – Covert, Frost; absent - Moore. Motion carried.

Melrose Terrace Residential Site Plan. Wheatley presented the request of Prime Ventures to approve a site plan for Melrose Terrace, a new multi-family development generally located at the northwest corner of Kansas Avenue and Penn Court. Wheatley reported that staff recommends approval. Developer has heard concerns of the Commission and came forward with a strong proposal. The proposed project meets all the requirements and exceeds some. The Good Neighbor meeting had a variety of opinions on the matter. The Commission asked about dumpsters and lighting plan. Kevin Hochstedler of Prime Ventures highlighted the landscaping and screening plans for the site. The developer has worked for a high quality visual effect on Kansas Avenue with screening and berming along the garages. The landscape plan features 106 trees above the minimum of 51. Wheatley reported that the driveways from this development line up with the development across the street. The Commission discussed the proposed development including the landscaping, berming, and the quality of the plan.

Haack moved, Detlefsen seconded to recommend approval of the application for Melrose Terrace Residential Site Plan. The vote was: ayes – Haack, Mausser, Detlefsen, Anderson; nays – Frost, Covert; absent - Moore. Motion carried.

Corridor Commercial, Part Six Final Plat. Wheatley presented the request of Corridor Commercial Development Company to approve a 16-lot final plat for Corridor Commercial Subdivision – Part Six, generally located north of Forevergreen Road and east of Highway 965. Wheatley reported that this application was made due to a revision to in access to Forevergreen Road. The final plat meets all requirements and is recommended for approval. The Commission discussed the buffering between this development and the adjacent commercial development and the size of the cul de sac.

Detlefsen moved, Anderson seconded to recommend approval of the application for Corridor Commercial, Part Six Final Plat. with the following recommendations: After discussion, the vote was: ayes – Mausser, Frost, Detlefsen, Anderson, Covert, Haack; nays – none; absent - Moore. Motion carried.

Minutes. Haack moved, Frost seconded to approve minutes from the June 7 and June 21, 2011 Planning Commission meetings. All ayes. Motion carried.

New Business. Wheatley reminded the Commission that the next Joint meeting will be after the August meeting. The Commission will meet at 6:30, the Joint Meeting will start at 7 p.m. Three cases are on the agenda for August, the UICCU site plan, a final plat and a rezoning.

Adjournment. At 7:12 p.m., Haack moved, Anderson seconded to adjourn. All ayes. Meeting adjourned.