



North Liberty City Council  
North Liberty Planning Commission  
Joint Meeting Minutes  
August 2, 2011

**Call to Order.** At 7:00 p.m., Mayor Salm called the August 2, 2011 Special Joint meeting of the City Council and Planning Commission to order. Council members present: Chipman, Donahue, Hoffman, Kuhl, Wayson. Commission members present: Anderson, Covert, Detlefsen, Frost, Haack, Mausser, Moore; absent – Haack.

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

**Agenda.** Donahue moved Kuhl seconded to approve the agenda for the City Council. The vote was: ayes – Hoffman, Wayson, Kuhl, Donahue, Chipman; nays – none. Motion carried.

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

**Land Use Plan Update and Discussion.** Wheatley led the Council and Commission in discussion regarding the Land Use Plan. He reviewed the information provided at the last Joint Meeting. He reminded all that this is a discussion on the policy level not specific to the zoning of properties.

Land Use Area C – Remains as it is currently.

Land Use Area D – Residential land use.

Land Use Area E – Dividing area into residential and commercial land use.

Land Use Area F – Commercial land use.

Land Use Area I – Commercial land use.

Land Use Area J – Residential land use.

Land Use Area K – South of Forevergreen Road – Residential land use; North of Forevergreen Road – Commercial land use.

Land Use Area L – Commercial land use.

**Adjournment.** At 7:57 p.m., Chipman moved, Kuhl seconded to adjourn the City Council meeting. All ayes. Meeting adjourned.

At 7:57 p.m., Detlefsen moved, Anderson seconded to adjourn the Planning Commission meeting. All ayes. Meeting adjourned.

**CITY OF NORTH LIBERTY**

By: \_\_\_\_\_  
Thomas A. Salm, Mayor

Attest:

\_\_\_\_\_  
Tracey Mulcahey, City Clerk



## **Minutes**

North Liberty City Council

September 6, 2011

Joint Meeting with Planning Commission

**Call to order.** The Special Meeting of the North Liberty City Council was called to order by Mayor Tom Salm at 7:50 p.m. Council members present: Chipman, Donahue, Hoffman, Kuhl, Wayson.

Planning Commission Members Present: Anderson, Mausser, Haack, Frost, Moore, Covert; absent: Detlefsen.

Others present: Ryan Heiar, Dean Wheatley, Kevin Trom, Mary Byers, Nick Bergus, Jeff Mekota, Mike Bails, Duane Musser, Chuck Finnegan and other interested citizens.

**Approval of the Agenda:** Kuhl moved, seconded by Wayson, to approve the agenda. The vote was: ayes—Chipman, Donahue, Hoffman, Kuhl, Wayson. Motion carried.

**Land Use Plan Discussion:** Wheatley presented an overview of previous discussions on the Land Use Map and also had new areas for review. Consensus was reached on the new areas and a comprehensive map amendment will be prepared for future formal action by the Commission and Council.

**Adjournment:** Hoffman moved, seconded by Kuhl, to adjourn the meeting at 8:05 p.m. The vote was: ayes—Chipman, Donahue, Hoffman, Kuhl, Wayson. Motion carried.

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Thomas A. Salm, Mayor

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Mary Byers, Deputy City Clerk



North Liberty Planning Commission  
Minutes  
September 6, 2011

ROLL CALL: The meeting was called to order by Chairman Mausser at 6:30 p.m. Commission members present: Anderson, Covert, Frost, Mausser, Moore, Haack; absent: Detlefson.

ALSO PRESENT: Ryan Heiar, Dean Wheatley, Kevin Trom, Mary Byers, Nick Bergus, Jeff Mekota, Mike Bails, Duane Musser, Tom Salm, Coleen Chipman, Brian Wayson, Chris Hoffman, Terry Donahue, Gerald Kuhl, Chuck Finnegan, Dean Moore and other interested citizens.

APPROVAL OF THE AGENDA: Moore moved, seconded by Anderson, to approve the agenda as presented. The vote was: Mausser, Moore, Covert, Anderson, Frost, Haack; absent: Detlefson. Motion carried.

PUBLIC COMMENT: No Public Comment was offered.

REZONING: Request of Cameron Way Partners to approve a rezoning from C-2-A (Commercial District) to C-2-A PAD (Planned Area Development) for property generally located east of Cameron Way and south of West Penn Street.

Staff Presentation: Wheatley presented the staff review on the rezoning request. The developer is proposing a mixed-use development that includes residential and commercial buildings. The concept includes three 12-plex buildings of rental units and two commercial buildings. Staff recommends approval of the zoning subject to the final development being similar to the proposed concept plan.

Applicants Presentation: Mike Bails and Jeff Mekota gave some history on the property and also showed concept plan boards for the development. The property is currently zoned commercial and has been for sale since 2008. When designing the concept plan they wanted to incorporate commercial in the front and transition the residential to the back. They would also like to make this pedestrian and family friendly by adding a trail system through the development to connect

to the city's trail system and have large areas of green space. The builder for this project will be Mike Evans, who has done similar commercial designs in Coralville. The multi-family buildings would be high-end rentals and the office space will accommodate office type businesses.

Public Comments: No Public Comment was offered.

Questions and Comments: There was discussion on the impact of traffic to Penn Street with the commercial use and the 36 residential units. Staff has not done a traffic analyses study of the area, but does not feel that the proposed development will impact Penn Street. There was also discussion of whether the city needs more multi-family units. It was the consensus of the Commission that they liked the concept plan and could support high quality rental units in this area.

Mausser moved, seconded by Moore, to recommend the approval of the Planned Area Development subject to the required site plan being consistent with the number of units and the general commercial area as shown on the concept plan. After discussion, the vote was: ayes—Frost, Moore, Covert, Mausser, Anderson; nays—Haack; absent—Detlefson. Motion carried.

REZONING: Request of Dean Moore to approve a rezoning from C-2-A (Commercial) to RD-10 (Duplex) and RM-12 (Multi-family) for property generally located east of Cameron Way and south of West Penn Street.

Staff Presentation: Wheatley reported that the current Land Use Plan shows this property as mainly residential with the northern portion being commercial. This proposal creates a transition from the commercial properties along the south side of West Penn Street to the single-family residential areas planned for south of the property. The property is located next to the LL Pelling Company that can be noisy, odorous, and operated 24 hours a day depending on the time of year. Staff would recommend approval of the residential use with the stipulation that future buyers are made aware of the existence and operating characteristics of the LL Pelling operation; and that a substantial landscaped berm or other visual screening features along the boundary of LL Pelling Company be required as part of the construction or site plan.

Applicants Presentation: Duane Musser, MMS Consultants, represents the owner of the property Dean Moore. They are proposing three zero-lot buildings and two twenty unit, three story buildings. The zero-lot zoning will be located on the south end of the property that would abut a future single family residential subdivision. Musser feels that the duplex lots would be a nice transition from the single-family to the multi-family. The concept shows the garages for the multi-family abutting LL Pelling Company and acting as a buffer.

Public Comment: Chuck Finnigan, President, LL Pelling Company has no objection to the development and explained the hours of operation and the nature of their business.

Questions and comments from the Commission: The Commission agrees with City Staff that future owners should be made aware of the LL Pelling Company and their operation.

Moore moved, seconded by Haack, to approve the rezoning request subject to informing future buyers of the existence and operating characteristics of the LL Pelling Company operation; and informing future buyers that a substantial landscaped berm or other visual screening feature along the boundary with LL Pelling Company will be required by the city as part of any construction or site plan. After discussion, the vote was: ayes—Haack, Anderson, Mausser, Covert, Frost, Moore; nays—none; absent—Detlefson. Motion carried.

After the vote Wheatley asked for some advice on what the Commission would like to see in this development. Anderson would like discussion on an adequate buffer between LL Pelling Company and this development. The Commission would like to see lower number of multi-family units instead of the 20-Plex Units.

Minutes: Moore moved, seconded by Haack to approve the Minutes of August 2, 2011. The vote was: ayes—Haack, Anderson, Mausser, Covert, Frost, Moore; nays—none; absent—Detlefson. Motion carried.

Old Business: Mausser would like the Joint Meeting Minutes added to the next Planning Commission Meeting.

Adjournment: Moore moved, seconded by Haack, to adjourn the meeting at 8:05 p.m. The vote was: ayes—Haack, Anderson, Mausser, Covert, Frost, Moore; nays—none; absent—Detlefson. Motion carried.

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Mary Byers, Deputy City Clerk