



North Liberty Planning Commission  
Minutes  
August 2, 2011

**Roll Call.** At 6:30 p.m., Chairman Mausser called the August 2, 2011 Planning Commission meeting to order. Commission members present: Anderson, Covert, Detlefsen, Frost, Mausser, Moore; absent – Haack.

Others present: Ryan Heiar, Dean Wheatley, Kevin Trom, Tracey Mulcahey, Erika Harper, Dwight Dobberstein, Kelly Beckler, Dick Noble, Kevin Hochstedler and other interested parties.

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

**Public Comment.** No public comment was offered.

**University of Iowa Community Credit Union Commercial Development Site Plan.**

***Staff Presentation.*** Wheatley presented the request of the University of Iowa Community Credit Union to approve a site plan for new office development generally located west of Kansas Avenue north of St. Andrews Drive/270<sup>th</sup> Street. Staff recommends approval with no conditions.

***Applicant's Presentation.*** Dick Noble from the University of Iowa Community Credit Union presented the proposed site plan. The \$28 million project is for a 100,000 square foot building with plans for a future addition to the west. Dwight Dobberstein, Neumann Monson, presented highlights from the proposed building. He acknowledged city staff, Kelly Beckler from MMS Consultants and Confluence for work on the project.

***Public Comments.*** No comments from the public were offered.

***Questions and Comments from the Commission.*** Commission discussed the required parking versus proposed parking on the site. The plan has 238 proposed spots for 150 employees, the proposed starting number.

***Recommendation to City Council.*** Moore moved, Frost seconded to recommend the University of Iowa Community Credit Union Commercial Site Plan as presented to the North Liberty City Council. The vote was: ayes – Moore, Detlefsen, Covert, Mausser, Anderson, Frost; nays – none; absent - Haack. Motion carried.

**J&K Rentals Commercial Development Site Plan.**

***Staff Presentation.*** Wheatley presented the Request of J&K Rentals to approve a site plan for new multi-use commercial development generally located east of Kansas Avenue south of Penn Street on Madison Avenue. Staff recommends approval.

*Applicant's Presentation.* Kevin Hochstedler presented the application of J & K Rentals for a multi use commercial development. The proposed building compliments other buildings nearby. The application meets all of the zoning requirements.

*Public Comments.* No public comment was offered.

*Questions and Comments from the Commission.* There was no discussion on this application.

*Recommendation to City Council.* Moore moved, Detlefsen seconded to recommend the J&K Rentals Commercial Site Plan as proposed to the North Liberty City Council. After discussion, the vote was: ayes –Detlefsen, Covert, Mausser, Anderson, Frost, Moore; nays – none; absent Haack. Motion carried.

**Penn Meadows Addition – Part VI Final Plat.**

*Staff Presentation.* Wheatley presented the Request of Corridor Commercial Development Company to approve a 31-lot final plat of Penn Meadows Addition – Part VI, generally located north of East Penn Street and east of North Front Street. Staff recommends approval with recommendation of extension of the approval period through the end of the year.

*Applicant's Presentation.* No presentation by the applicant was made.

*Public Comments.* No public comment was offered.

*Questions and Comments from the Commission.* The Commission discussed extending the preliminary plat.

*Recommendation to City Council.* Detlefsen moved, Anderson seconded to recommend the Penn Meadows Addition – Part VI Final Plat as proposed with the extension of the preliminary plat expiration to December 31, 2011 to the North Liberty City Council. The vote was: ayes – Mausser, Detlefsen, Covert, Anderson, Frost, Moore; nays – none; absent - Haack. Motion carried.

**Minutes.** Moore moved, Covert seconded to approve the minutes from the July 5, 2011 Planning Commission meeting. The votes were: Covert, Mausser, Anderson, Frost, Moore, Detlefsen; nays – none; absent - Haack. Motion carried.

**Old Business.** Wheatley reported that the joint meeting with Council is immediately following this meeting. Three cases are under development including multifamily and Casey's site plan development.

**Adjournment.** At 6:50 p.m., Moore moved, Mausser seconded to adjourn. All ayes. Meeting adjourned.