



## **Planning and Zoning Commission**

Minutes

October 4, 2011

**Call to Order.** At 6:30 p.m., Chairman Mausser called the October 4, 2011 Regular Session of the North Liberty Planning and Zoning Commission to order. Commission members present: Anderson, Covert, Detlefsen, Frost, Haack, Mausser, Moore.

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

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

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

### **Midwest Home Builders Rezoning Request.**

*Staff Presentation.* Wheatley presented the request of Midwest Home Builders to approve a rezoning from RS-4 (Single-Family) to RM-8 (Multi-family) for property generally located east of the Dubuque Street and north of West Penn Street. The developer has reached an agreement with the adjacent property owner, Copeland Meadows, for access. Staff recommends approval of the application with the following condition: That the developer/owners agree in a written document addressed to the city that development on the site will be generally consistent with and no denser than the concept plan.

*Applicant's Presentation.* Duane Musser from MMS Consultants and Dan Sweeting from Midwest Homes reported that an agreement has been reached with Copeland Homeowner's Association regarding the access to Hidden Meadows.

*Public Comments.* No public comments were received.

*Questions and Comments.* The Commission spoke in favor the application as presented.

*Recommendation to City Council.* Moore moved, Detlefsen seconded to recommend approval of the rezoning request to the City Council with the condition that the developer/owners agree in a written document addressed to the city that development on the site will be generally consistent with and no denser than the concept plan and with an approved access agreement with Copeland Meadows Homeowners Association. The vote was: ayes – Detlefsen, Mausser, Frost, Moore, Covert, Anderson, Haack; nays – none. Motion carried.

**Hidden Meadows Preliminary and Final Plats.**

*Staff Presentation.* Wheatley presented the request of Midwest Home Builders to approve a 3-lot preliminary and final plat for property generally located east of the Dubuque Street and north of West Penn Street. Staff recommends approval with the following conditions:

1. That the extension of Copeland Lane meets city street design standards for pavement thickness and subgrade drainage.
2. That a sidewalk connection is provided from West Penn Street to Copeland Lane.

*Applicant's Presentation.* Duane Musser presented additional information regarding the application.

*Public Comments.* No public comments were offered.

*Questions and Comments.* The Commission discussed the storm water detention basins and public access.

*Recommendation to City Council.* Haack moved, Frost seconded to recommend approval of the Preliminary and Final Plats of Hidden Meadows Subdivision to the City Council with the following conditions:

1. That the extension of Copeland Lane meets city street design standards for pavement thickness and subgrade drainage.
2. That a sidewalk connection is provided from West Penn Street to Copeland Lane.

The vote was: ayes – Frost, Haack, Covert, Moore, Anderson, Mausser, Detlefsen; nays – none. Motion carried.

**Allen Homes Rezoning Request.**

*Staff Presentation.* Wheatley presented the request of Allen Homes to approve a rezoning from C-1-B (Commercial) to RM-21 (Multi-family) for property generally located west of Highway 965 at the end of the private drive Club House Road. Staff recommends approval with the condition that the developer/owners agree in a written document addressed to the city that development on the site will be generally consistent with the layout and building style of the concept plan. No rezoning completion until access is complete.

*Applicant's Presentation.* Jesse Allen from Allen Homes reported on the application for the site. He has hired an architect from Chicago for the site plan design. Allen presented the preliminary site plan. The applicant has met with the owners of the condominiums and golf course regarding the roadway.

The commission asked about parking, the pond, and the density of the proposed development.

*Public Comments.* Karen Johnson stated that the Quail Creek Condominiums presented a letter signed by several owners at the Good Neighbor meeting. She stated that this will be good for Quail Creek condos and that the access road will be improved in the process. Evelyn Bollinger said that she is surprised that this application is being recommended by staff for approval. She stated that only one unimproved access exists and this will put lots of cars on Highway 965. She stated that the application is not a companion building as indicated by staff. She further stated that the association agreement being signed was a surprise as the Association not had a meeting regarding the document. Wheatley stated that access improvement is critical. If recommended for Council approval, the application will be held until there is assurance that the drive will be

upgraded. Kevin Johannsen of 1180 Hauer Drive spoke against the rezoning. He would prefer more single family homes rather than higher density. Blaine Thomas, one of the applicants, reported that he delivered a letter to the golf course owner. The developer will pay for the road improvements and maintenance. He stated that this development would be a unique cornerstone piece for North Liberty. Kevin Johannsen then stated that no other community has this type of design because it is a bad idea. George Pappageorge, the architect for the project, spoke about the project. The developer is seeking to create an interesting sense of place for diversity in culture and age groups. He stated that commercial district uses could far exceed the traffic movements of residential district movements. The proposed use is compatible with existing neighbors and has large outdoor spaces. Chad Waring of 1150 Hauer Drive expressed concerns with the density.

*Questions and Comments.* The Commission discussed the traffic impact on Highway 965, the density of the proposed structure, the access road improvements, the term of the build out, and the size and cost of the proposed units.

*Recommendation to City Council.* Mausser moved, Haack seconded to recommend non-approval of the rezoning request to the City Council. After discussion, the vote was: ayes – Mausser, Anderson, Haack, Covert, Frost; nays – Detlefsen; abstain - Moore. Motion carried.

**Land Use Plan Updates.**

*Staff Presentation.* Wheatley reviewed the proposed changes to Land Use Plan discussed at previous joint meetings with Council.

*Recommendation to City Council.* Detlefsen moved, Frost seconded to recommend the proposed Land Use Plan Updates to the City Council. The vote was: ayes – Moore, Covert, Anderson, Haack, Frost, Detlefsen, Mausser; ayes – none. Motion carried.

**Minutes of Previous Meetings.** Frost moved, Moore seconded to approve the minutes of the Planning Commission meetings contained in the packet. All ayes. Motion carried.

**Cases Under Development.** Wheatley summarized the pending case for the Commission.

**Adjournment.** At 8:00 p.m., Moore moved, Haack seconded to adjourn. All ayes. Meeting adjourned.