



**North Liberty Planning Commission
Minutes
November 1, 2011**

Roll Call.

At 6:30 p.m., Chairman Mausser called the November 1, 2011 Planning Commission meeting to order. Commission members present: Anderson, Covert, Detlefsen, Frost, Haack, Mausser; absent - Moore

Others present: Dean Wheatley, Tracey Mulcahey, Erek Sittig, Erika Harper, Glenn Siders, Lori Lindner, Carter Kurdlre and other interested parties.

Agenda Approval.

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

Public Comment.

No public comment was offered.

Autumn Ridge Partners Rezoning Request.

Staff Presentation. Wheatley presented the request of Autumn Ridge Partners, LC to approve a rezoning from RS-6 (Single-Family) to RD-10 (Duplex Zero-lot) for property generally located south of Zeller Street west of Garner Elementary School. Staff recommended denial of the request and recommends consideration of RD-8 Duplex Zero-lot zoning.

Applicant's Presentation. Glenn Siders, Autumn Ridge Partners, presented background of the subdivision from concept to today. The developers have seen success with the zero lot line lots, but very little on the single family lots. Four homes have been constructed, only two have sold. Siders presented his case for having the zoning be approved at RD-10. The developer plans to plat larger lot widths than the minimum required for RD-10, but can't meet the 100 foot lot size required for RD-8. Siders proposed the commission require that all lots be bigger than 10,000 square feet and at least 90 feet wide.

Public Comments. No public comments were offered.

Questions and Comments of the Commission. The Commission discussed potential for requesting a rezoning of additional property here. Other items discussed included on street parking, outlots, signage, capacity of Garner Elementary, and traffic impacts.

Recommendation to City Council. Haack moved, Detlefsen seconded to recommend approval of the rezoning request to the City Council with the lots all being at least 10,000 square feet large

and at least 90 feet wide. After discussion, the vote was: ayes – Covert, Detlefsen, Anderson, Mausser, Haack, Frost; nays –none; absent - Moore. Motion carried.

Liberty Medical & Commerce, Part 3 Preliminary Plat.

Staff Presentation. Wheatley presented the request of Dean R. Moore to approve a 4-lot preliminary plat for property generally located south of Penn Street and east of Cameron Way. This is an area that was rezoned subject to density shown on concept plan and will be reviewed by staff to ensure that is met. Staff recommends approval with the existing storage building being removed and the receipt of a covenant or agreement regarding sharing/maintenance/use of the existing pond and private sanitary sewers.

Applicant's Presentation. The developer and engineer both had conflicts tonight and were unable to attend.

Public Comments. No public comments were offered.

Questions and Comments of the Commission. The Commission had no questions or comments.

Recommendation to City Council. Detlefsen moved, Mausser seconded to recommend approval of the application of Liberty Medical & Commerce, Part 3 Preliminary Plat to the City Council subject to the following conditions: The existing storage building is not a permitted stand-alone use in the multi-family zoning district and arrangements for its removal will need to be made with the city's Building Safety Department. The owner will need to provide covenants or other evidence of arrangements for sharing/maintenance/use of the existing pond and private sanitary sewers. The vote was: ayes – Detlefsen, Anderson, Mausser, Haack, Frost, Covert; nays – none, absent – Moore. Motion carried.

Approval of Minutes from the October 4, 2011 Meeting. Anderson moved, Frost seconded to approve the minutes of the October 4, 2011 Planning Commission meeting. The vote was all ayes. Motion carried.

Old Business. No old business was presented.

New Business. Wheatley reported that the revised plat for Autumn Ridge and the site plan for Bales/Mekota development applications were received. The Bales/Mekota site plan looks exactly like the concept plan that was presented.

Cases Under Development. Wheatley reported that staff has been working on the request of the Casey's Marketing Company to approve a site plan for new Casey's Convenience Store located at the southwest corner of Highway 965 and Cherry Street. He is meeting with them this week.

Adjournment. At 7:10 p.m., Haack moved, Anderson seconded to adjourn. All ayes. Meeting adjourned.