



**PLANNING COMMISSION  
Minutes  
December 6, 2011**

**Roll Call.**

At 6:30 p.m., Chairman Bill Mausser called the December 6, 2011 Regular Session of the North Liberty Planning Commission to order. Commission members present: Anderson, Covert, Detlefsen, Frost, Haack, Mausser, Moore.

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

**Agenda Approval.**

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

**Public Comment On Items Not On The Agenda.**

No public comment was offered.

**Autumn Ridge Preliminary Plat.**

*Staff Presentation.* Wheatley presented the request of Autumn Ridge Partners, LC to approve a revised preliminary plat for property generally located south of Zeller Street west of Front Street. Staff recommends approval of the preliminary plat application.

*Applicant's Presentation.* Glen Siders presented the revised preliminary plat application for Autumn Ridge subdivision.

*Public Comments.* None were offered.

*Questions and Comments from the Commission.* The Commission discussed the street removal that is required to amend the development from single family to duplex lots for utility connections.

*Recommendation to City Council.* Haack moved, Frost seconded to recommend approval of the Revised Autumn Ridge Preliminary Plat to the City Council with no conditions. The vote was: ayes – Frost, Anderson, Detlefsen, Haack, Covert, Mausser; nays –none; abstain - Moore. Motion carried.

**Liberty Medical and Commerce, Lot 3 Site Plan.**

*Staff Presentation.* Wheatley presented the request of the Cameron Way Partners to approve a site plan for C-2-A PAD property located at the southeast corner of West Penn Street and Cameron Way. The development is a mixed use of residential and commercial development. Staff recommends approval.

*Applicant's Presentation.* Mike Bails, owner of the property, offered to answer any questions the Commission might have.

*Public Comments.* No public comments were offered.

*Questions and Comments from the Commission.* The Commission discussed the proposed density. Several commissioners expressed concern about the density. The Commission discussed the proposed use of the property as rentals and the need for rental units.

*Recommendation to City Council.* Moore moved, Detlefsen seconded to recommend approval of the application for a C-2-A PAD Site Plan for Lot 3, Liberty Medical and Commerce Addition with no conditions. The vote was: ayes – Moore, Detlefsen, Covert, Mausser; nays – Anderson, Haack, Frost. Motion carried.

**Liberty Centre Part One, Lot 16 Commercial Development Site Plan.**

*Staff Presentation.* Wheatley presented the request of the Casey's Marketing Company to approve a commercial development site plan for new Casey's Convenience Store located at the southwest corner of Highway 965 and Cherry Street. Staff recommends approval with conditions regarding sidewalks on the property. The developer can pay the \$3,000 sidewalk fee up front or execute an assessment waiver for the sidewalk adjacent to Highway 965. A developer's agreement that lays out expectations of loud speaker use on the property is being prepared.

*Applicant's Presentation.* Ed Pelds, the project engineer, and Joan Dyer from Casey's Corporate were present to present the project. Pelds stated that Casey's does not want to provide stamped and stained sidewalks. He stated that the development across the street has standard concrete. The Cherry Street sidewalk will be installed with the development. The Highway 965 sidewalk could be installed at a later date. Installation with the development could result in maintenance issues with snow removal, for example.

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

*Questions and Comments of the Commission.* The Commission discussed the drive alignment with the property to the north and the future development of the western portion of the property not included in this site plan application. The Commission discussed the various sidewalks on the plan. Wheatley stated that the stamped/colored concrete is a part of the effort to create a sense of place. The current developments have been required to soften up all of the concrete and lack of amenities through special touches like the colored concrete. The sidewalk shown as future on the plan was discussed. The suggestion was made to include the requirement in the developer's agreement with a deadline. The Commission discussed the bike rack, dumpster and can shed. There was discussion on what happens with the old Casey's building on Highway 965. The Commission discussed the weathering of the building and development and how advertising would be handled on the site. Discussion regarding tying the exterior of the new building to existing developments was had. Wheatley stated that the City does not have a policy requiring consistent materials and that this is probably not a reasonable expectation.

*Recommendation to City Council.* Detlefsen moved, Mausser seconded to recommend approval of the application for a Commercial Development Site Plan for Lot 16, Liberty Centre Part One with the following conditions:

1. Provide a sidewalk detail that includes stamping and colored concrete consistent with the colors and design of the building. This would include the sidewalk from Cherry Street to the sidewalk along the north side of the building, including crossing the loading area; and the sidewalk from Highway 965 to the sidewalk along the south side of the building, including crossing the area in front of the dumpster enclosure.
2. Requiring a security mechanism, like a bond for the proposed future sidewalk on the south side of the development.

After discussion, the vote was: ayes – Detlefsen, Mausser; nays – Anderson, Haack, Covert, Frost, Moore. Motion failed.

The Commission discussed the expectations of what should be in a site plan in the future at the proposed location. Concerns were expressed about the wear and tear of the use type.

**Ordinance Amendment.**

*Staff Presentation.* Wheatley presented the staff-initiated updates, corrections and additions to the signs chapter of the Zoning Ordinance.

*Public Comments.* No public comments were brought forward.

*Questions and Comments of the Commission.* The Commission discussed enforceability and height calculation.

*Recommendation to City Council.* Anderson moved, Moore seconded to recommend approval of the proposed ordinance amendment with no conditions. The vote was: ayes – Detlefesen, Haack, Covert, Mausser, Frost, Moore, Anderson; nays – none. Motion carried.

**Approval of Previous Minutes.**

Moore moved, Frost seconded to approve the Planning Commission minutes from the November 1, 2011 meeting. After discussion, the vote was: ayes – Haack, Covert, Mausser, Frost, Moore, Detlefesen; nays – none; abstain - Anderson. Motion carried.

**Old Business.**

No Old Business was presented.

**New Business**

Wheatley projects a short agenda in January.

**Adjournment.** At 7:45 p.m., Haack moved, Moore seconded to adjourn. All ayes. Meeting adjourned.