



# **North Liberty Planning Commission**

## **Meeting Information Packet**

**February 7, 2012**

**6:30 PM**

**City Council Chambers**

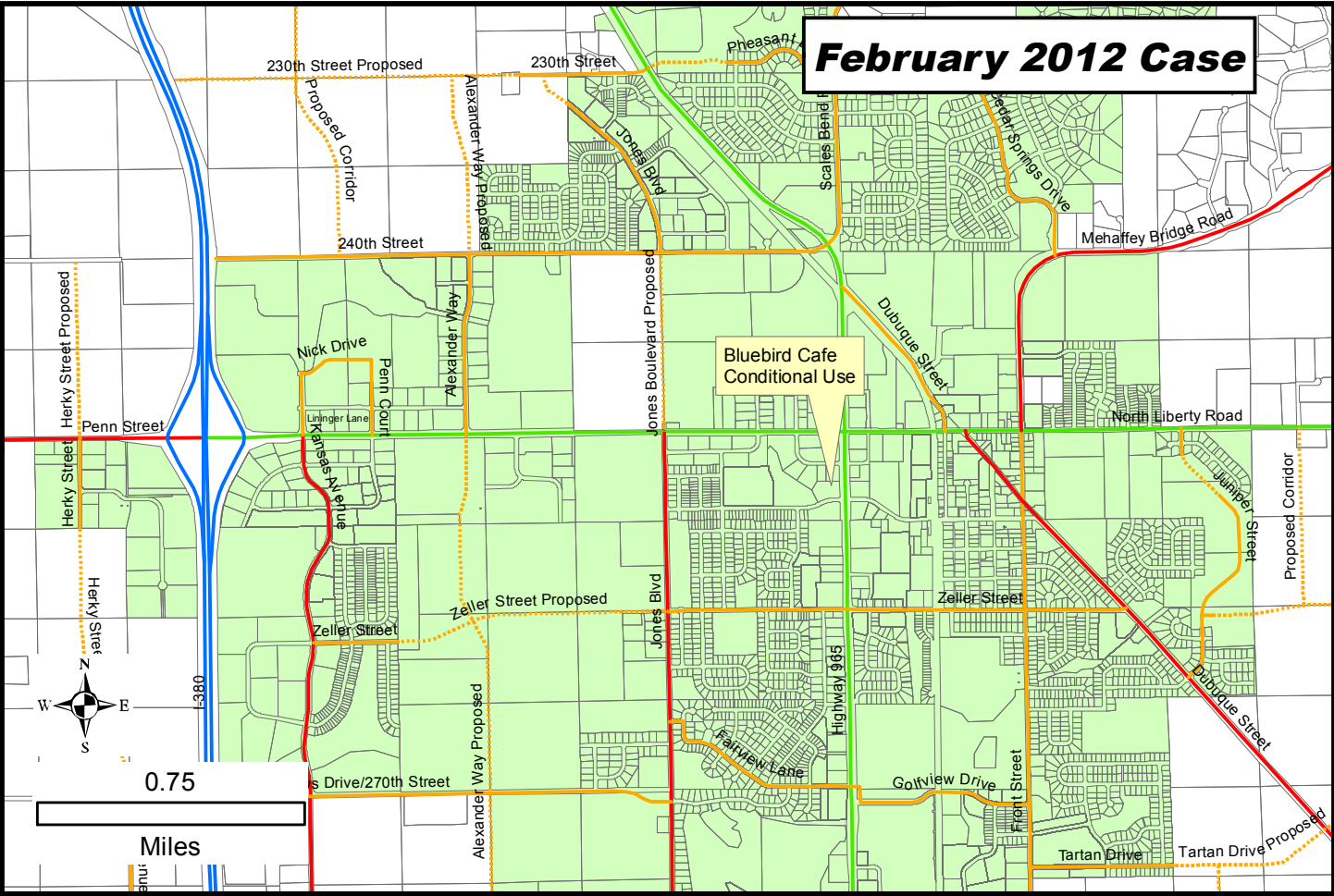
If you would like additional information, larger-scale maps, or other information before the meeting, please contact Dean Wheatley at 626-5747 or at [dwheatley@ci.north-liberty.ia.us](mailto:dwheatley@ci.north-liberty.ia.us)



**NORTH LIBERTY PLANNING COMMISSION  
MEETING NOTICE AND AGENDA  
February 7, 2012, 6:30 PM**

- 1. ROLL CALL**
- 2. AGENDA APPROVAL**
- 3. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**
- 4. CONDITIONAL USE:** Request of Thomas Connolly to approve a request for outside eating at Stonebridge Promenade, located at the northwest corner of Cherry Street and Highway 965, for the Bluebird Cafe.  
(Legal: Lot 15, Liberty Centre Part 1)
  - a. Staff Presentation
  - b. Applicants Presentation
  - c. Public Comments
  - d. Questions and Comments
  - e. Recommendation to Board of Adjustment
- 5. APPROVAL OF PREVIOUS MINUTES**
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. CASES UNDER DEVELOPMENT**
- 9. ADJOURNMENT**

# February 2012 Case



**Thomas Connolly CU Outdoor Eating Request**



January 17, 2012

## **Memo**

To: North Liberty Planning Commission  
From: Dean Wheatley, Planning Director  
Subject: Accessory Outside Eating at the Bluebird Cafe  
(Legal: Lot 15, Liberty Centre Part 1)

Your North Liberty city staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:

Ryan Heiar, City Administrator  
Tracey Mulcahey, Assistant City Administrator  
Tom Palmer, City Building Official  
Scott Peterson, City Attorney  
Kevin Trom, City Engineer  
Dean Wheatley, Planning Director

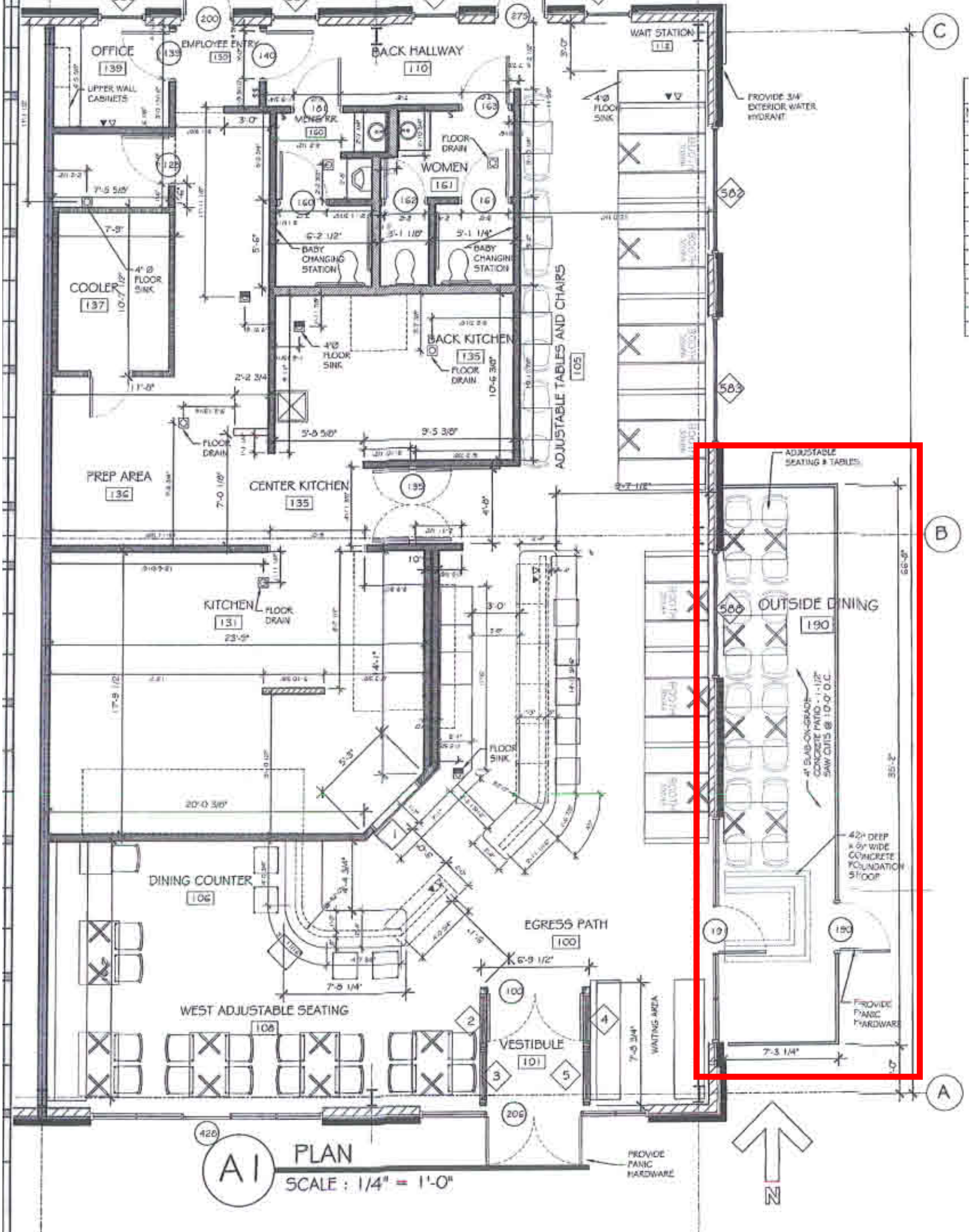
This request is to allow a small outside eating area at the new Bluebird Cafe at Stonebridge Promenade development located at the northwest corner of the intersection of cherry Street and Highway 965. This is part of the Liberty Centre commercial area. The property, as well as properties on all sides of the development are zoned Commercial. The closest residential property is about 600 feet from the proposed outside eating area.

The Zoning Ordinance specifies provisions that apply to every outdoor eating accessory use:

1. All businesses shall be subject to the approval of a conditional use permit and approval by the Council of a site plan meeting requirements of this code. Any City action against the outdoor eating accessory use shall also be enforceable against the associated restaurant operation, and may include withdrawal of certifications or permits for both the accessory use and for the principal restaurant use on the property. The City shall have the discretion to require a formal agreement, specifying conditions for operations, to be approved in any case.
2. All Zoning Ordinance requirements shall be observed, including parking, yards, and signage. No additional signage is allowed in conjunction with the outside eating area.
3. The area used for the establishment shall be clearly delineated by fencing, plant materials or other landscaping, or other aesthetically pleasing means, to be specified and approved through the site plan process.
4. The area used for the establishment shall be hard-surfaced with concrete, asphalt, or other suitable permanent materials.
5. The principal use on the site must meet all Zoning Ordinance and site plan requirements.
6. Temporary structures or other facilities may be approved through the site plan review.
7. Businesses must provide evidence that appropriate State and local licensing has been obtained.
8. All applicable local, County, and State regulations must be met.
9. Businesses may not serve alcoholic beverages unless specifically approved by formal agreement.
10. Businesses may not provide lighting unless specifically approved by formal agreement.

11. Businesses may not provide any amplified music or public address system unless specifically approved by formal agreement.

This application meets the requirements of the Zoning Ordinance and would have minimal if any impacts on adjacent or nearby properties. The conditional use is recommended for approval.



**A1 PLAN**  
 SCALE: 1/4" = 1'-0"

ADJUSTABLE SEATING & TABLES

OUTSIDE DINING 190

4" SLAB-ON-GRADE CONCRETE PATIO - 1'-1 1/2" SAW CUTS @ 10'-0" O.C.

42" DEEP x 6" WIDE CONCRETE FOUNDATION 5' FLOOR

PROVIDE PANIC HARDWARE

7'-3 1/4"

66'-0"

35'-0"

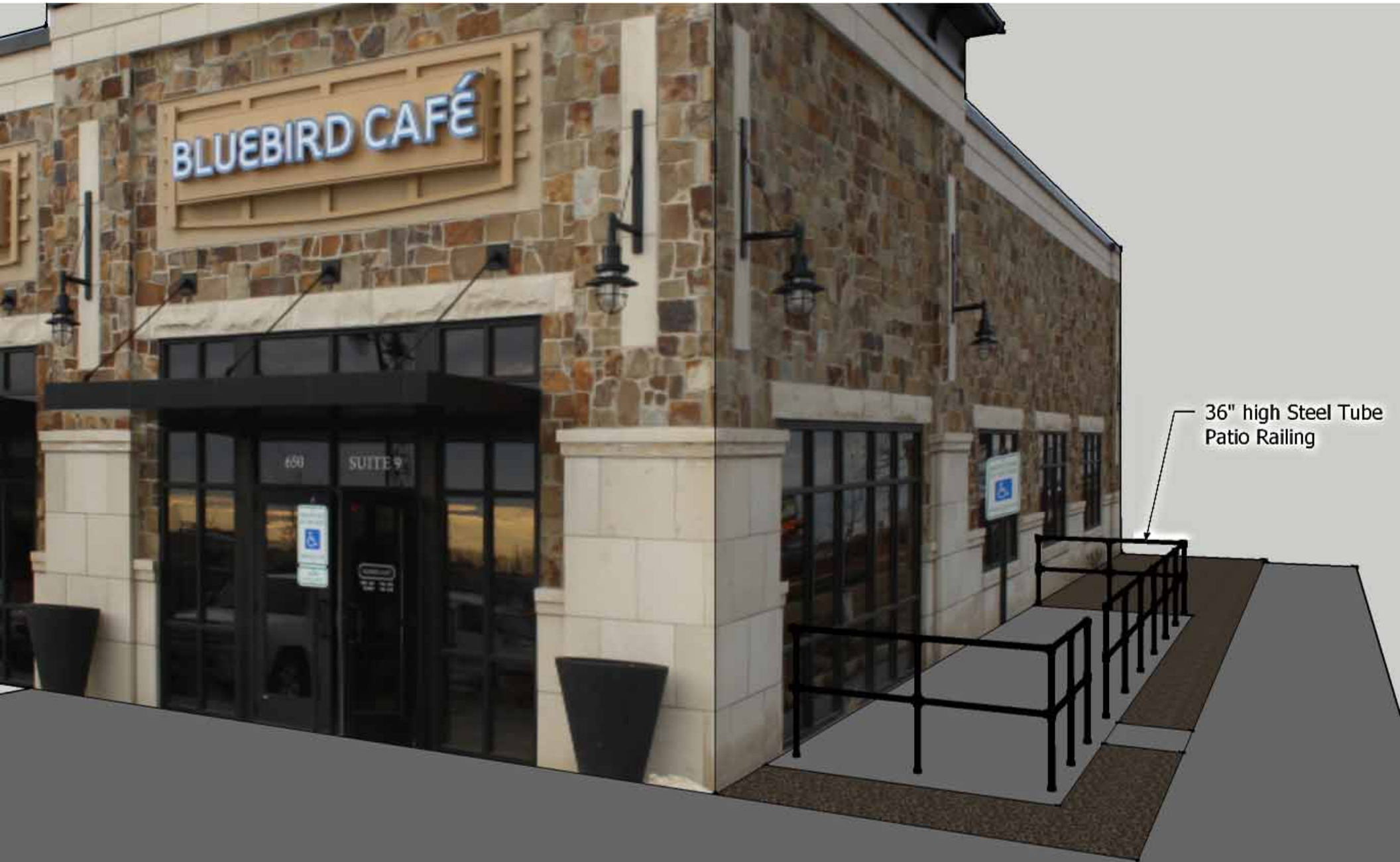
500

502

503

19

190



36" high Steel Tube  
Patio Railing



## **North Liberty Planning Commission**

Minutes

January 3, 2012

### **Roll Call.**

At 6:30 p.m., Chairman Mausser called the January 3, 2012 Regular Session of the North Liberty Planning Commission to order. Commission members present: Anderson, Covert, Detlefsen, Haack, Mausser, Moore; absent – Frost.

Others present: Ryan Heiar, Tracey Mulcahey, Scott Peterson, Kevin Trom, Dean Wheatley, Erika Harper Carter Kurdre, Brian Wayson, Tom Salm, Duane Musser, Dan Sweeting and other interested parties.

### **Agenda Approval.**

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

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

No public comment was offered.

### **Hidden Meadows Residential Site Plan.**

Wheatley presented the request of Midwest Home Builders to approve a site plan for multi-family development on property located at the east end of existing Copeland Lane, east of Dubuque Street and north of Penn Street. Staff recommends approval with the following condition:

Prior to City Council action, enhance the design of the 4-plexes to include features such as building offsets, more pedestrian-scaled and private entrances, end wall windows, additional roof breaks, and different roof styles.

Duane Musser and Dan Sweeting made the Applicant's Presentation. The developer offered to make improvements to the buildings as requested by the Commission prior to Council.

No public comments were offered relating to this item.

The Commission discussed the design of the buildings and offered suggestions.

Moore moved, Haack seconded to recommend approval of the Residential Site Plan for Hidden Meadows Subdivision with the following conditions:

Addition of awning windows on ends, dormers on rear of buildings, and shutters on operating windows

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

**Liberty Medical and Commerce – Part Three Final Plat.**

Wheatley presented the request of Dean R. Moore to approve a 4-lot final plat, Liberty Medical and Commerce – Part Three, for property generally located south of Penn Street and east of Cameron Way. Staff recommends approval.

Musser made the Applicant’s Presentation for the final plat. Applicant is looking at installing the public improvements as soon as possible due to interest in the property.

No public comments were offered.

Moore moved, Detlefsen seconded to recommend approval of the Final Plat for Liberty Medical and Commerce – Part Three with no conditions. The vote was: ayes –Detlefsen, Covert, Moore, Anderson, Mausser, Haack; nays – none; absent - Frost. Motion carried.

**Approval of Previous Minutes.**

Haack moved, Anderson seconded to approve the minutes of the December 6, 2011 Regular Session of the North Liberty Planning Commission. All ayes. Motion carried.

**Old Business.**

Wheatley updated the Commission on Casey’s site plan. Additional materials were received today. In the preliminary review, it appears to be a substantially different design with features that more closely resemble the Veatch development.

**New Business.**

No new business or cases under development were presented.

**Adjournment.**

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