North Liberty Planning Commission

Meeting Information

Tuesday, January 5, 2016

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

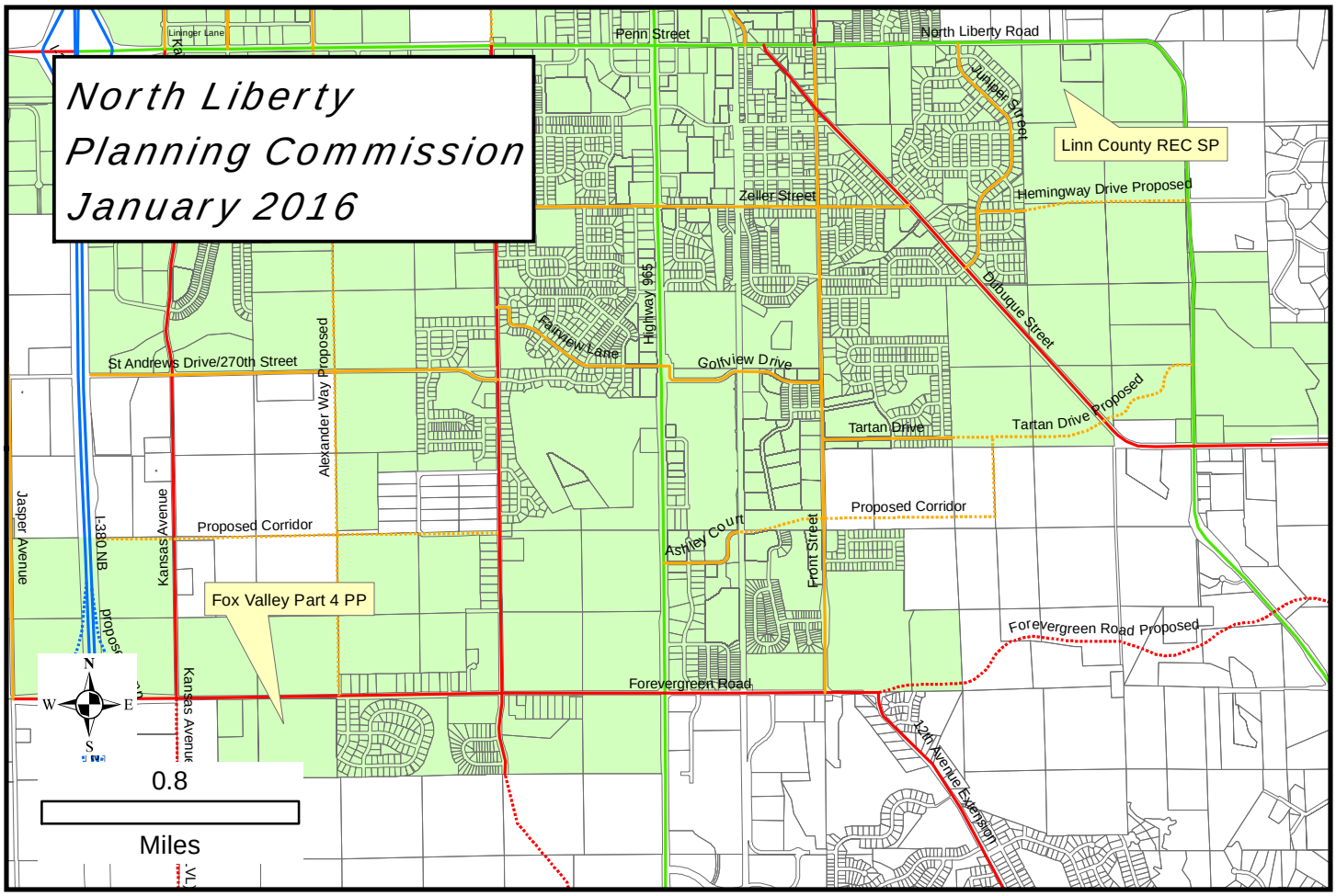
NORTH LIBERTY PLANNING COMMISSION

MEETING NOTICE AND AGENDA

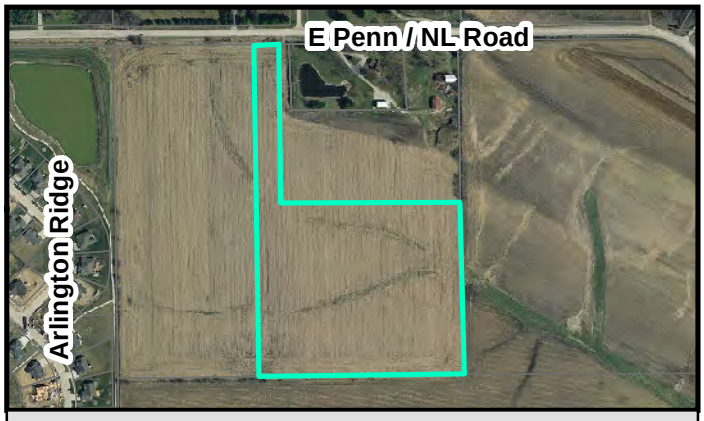
Tuesday, January 5, 2016, 6:30 PM

1. **ROLL CALL**
2. **AGENDA APPROVAL**
3. **ELECTION OF OFFICERS FOR 2016**
4. **REVISED PRELIMINARY PLAT:** Request of Fox Valley, Inc. to approve Fox Valley Part 4, a revised preliminary plat for property located south of Forevergreen Road, west of Jones Boulevard.
   a. Staff Presentation
   b. Applicants Presentation
   c. Public Comments
   d. Questions and Comments
   e. Recommendation to the City Council
5. **SITE PLAN:** Request of Linn County REC to approve a site plan for Lot 2, Josephs Keep Second Addition, located east of Arlington Ridge, south of E Penn Street. Tabled at 12/2015 meeting.
   a. Staff Presentation
   b. Applicants Presentation
   c. Public Comments
   d. Questions and Comments
   e. Recommendation to the City Council
6. **ZONING ORDINANCE AMENDMENT:** Request from staff to consider parking and storage regulations. Tabled at 11/2015 meeting.
   a. Staff Presentation
   b. Public Comments
   c. Questions and Comments
   d. Recommendation to the City Council
7. **APPROVAL OF PREVIOUS MINUTES**
8. **OLD BUSINESS**
9. **NEW BUSINESS**
10. **ADJOURNMENT**

Agenda version: 1/4/2016



Fox Valley Part 4 Revised Preliminary Plat



Linn County REC Site Plan

2014 Aerial Photography
No scale

December 29, 2015

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Request of Fox Valley, Inc. to approve Fox Valley Part 4, a revised preliminary plat for property located south of Forevergreen Road, west of Jones Boulevard.

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 update the western part of the large original Fox Valley Preliminary Plat. It is made up of single-family lots zoned RS-4, and reconfiguration to make better lots and outlots was discussed at a joint public meeting of Planning Commission and Council in August of this year. Lots meet the requirements of the zoning district, with a good neighborhood street layout that is not likely to promote speeding like arrow-straight residential streets tend to. There is good proposed connectivity to adjacent developments, and the extension of the collector street, Colony Ridge Road, is provided for. Outlot D is awkward and would be impossible for the City to maintain because there is no access to it, and needs to be incorporated into adjacent lots.

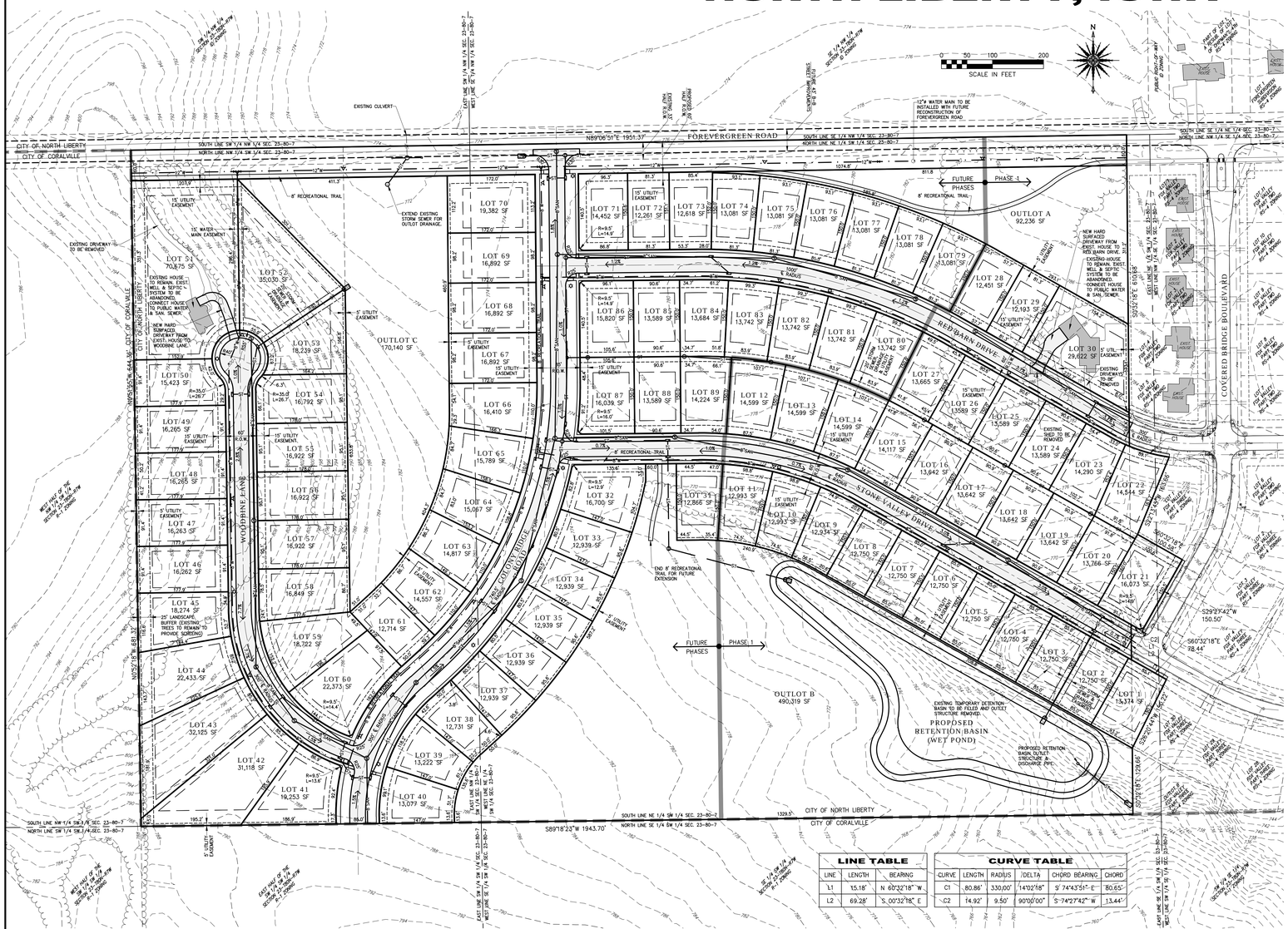
Staff recommends approval of the plat.

Notes:
A Preliminary Plat Agreement is required to be executed prior to construction, including at least the following provisions:

- Outlot A of Fox Valley Part 3 is required to be brought up to City standards and accepted by the Parks Department Director prior to approval of any additional final plats.
- Fees for sanitary sewer and Forevergreen Road improvements to be collected prior to final plat approval.
- Specifications for the condition of outlots prior to City acceptance.

The subdivision construction will need to be coordinated with Forevergreen Road design by the Iowa DOT.

FOX VALLEY PART FOUR PRELIMINARY PLAT
A REVISED PRELIMINARY PLAT FOR A PORTION OF FOX VALLEY
NORTH LIBERTY, IOWA



OWNERS

FOX VALLEY, INC.
1785 W. FOREVERGREEN ROAD
NORTH LIBERTY, IA 52317
CONTACT PERSON: MR. JEFF MEKOTA
PHONE: (319) 331-2170

COLONY, INC.
1785 W. FOREVERGREEN ROAD
NORTH LIBERTY, IA 52317
CONTACT PERSON: MR. JEFF MEKOTA
PHONE: (319) 331-2170

ELLEN COLONY
1785 W. FOREVERGREEN ROAD
NORTH LIBERTY, IA 52317
PHONE: (319) 626-2733

APPLICANT & DEVELOPER

FOX VALLEY, INC.
1785 W. FOREVERGREEN ROAD
NORTH LIBERTY, IA 52317
CONTACT PERSON: MR. JEFF MEKOTA
PHONE: (319) 331-2170

ATTORNEY

MR. C. JOSEPH HOLLAND
HOLLAND & ANDERSON, LLP
123 N. LINN STREET, SUITE 300
P.O. BOX 2820
IOWA CITY, IA 52245
PHONE: (319) 354-0331

PREPARED BY

SCHNOOR-BONIFAZI
ENGINEERING & SURVEYING
431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
CONTACT PERSON: TRED SCHNOOR, PE
PHONE: (319) 298-8888

ZONING

- EXISTING: RS-4
- PROPOSED: RS-4 (NO CHANGE)

MINIMUM YARD REQUIREMENTS

- FRONT YARD: 25 FEET
- SIDE YARD: 10 FEET
- REAR YARD: 30 FEET
- MAXIMUM HEIGHT: 35 FEET OR 2 1/2 STORIES

MINIMUM LOT SIZE REQUIREMENTS

- FRONTAGE: 40 FEET
- WIDTH: 80 FEET (AT FRONT YARD LINE)
- AREA: 10,000 SQ. FT.

LEGEND

SECTION LINE
PROPERTY LINE
PROPOSED LOT LINE
PROPOSED EASEMENT LINE
YARD SETBACK LINE
ADJOINING LOT LINE
ADJOINING EASEMENT LINE
EXISTING GRADE CONTOUR LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING GAS LINE
EXISTING WATER LINE
EXISTING UNDERGROUND TELEPHONE LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING UNDERGROUND FIBER OPTICS LINE
EXISTING STORM SEWER LINE
EXISTING SANITARY SEWER LINE
EXISTING SANITARY SEWER FORCE MAIN
EXISTING MANHOLE
EXISTING CIRCULAR STORM INTAKE
EXISTING RA STORM INTAKE
EXISTING CURB & GUTTER INTAKE
EXISTING SQUARE STORM INTAKE
EXISTING FLARED END SECTION WITH RIP-RAP BLANKET
EXISTING FLARED END SECTION
EXISTING CLEAN OUT
EXISTING SANITARY SEWER MANHOLE
EXISTING STORM SEWER MANHOLE
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING CABLE BOX
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING LIGHT POLE
EXISTING POWER POLE
EXISTING UTILITY POLE WITH GUY ANCHOR
EXISTING TREE OR SHRUB LINE
EXISTING DECIDUOUS TREE
EXISTING CONIFEROUS TREE
EXISTING BUSH
EXISTING WOOD FENCE
EXISTING CHAIN LINK FENCE
EXISTING BARBED WIRE FENCE
EXISTING TRAFFIC SIGN
EXISTING AIR CONDITIONING UNIT
EXISTING BOLLARD
EXISTING PARKING METER
EXISTING MAIL BOX
PORTLAND CEMENT CONCRETE
ASPHALTIC CEMENT CONCRETE
HOT MIX ASPHALT
ELECTRIC TRANSFORMER
REINFORCED CONCRETE PIPE
HIGH DENSITY POLYETHYLENE PIPE
CORRUGATED METAL PIPE
VITRIFIED CLAY PIPE
PIPE INVERT ELEVATION
EXISTING
AUDITOR'S PLAT
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED WATER LINE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER CLEANOUT
PROPOSED SANITARY SEWER
PROPOSED CURB & APRON INTAKE
PROPOSED STORM SEWER INTAKE
PROPOSED STORM SEWER MANHOLE
PROPOSED RA STORM INTAKE
PROPOSED FLARED END SECTION WITH RIP-RAP BLANKET
PROPOSED FLARED END SECTION
PROPOSED STORM SEWER
PROPOSED STREET LIGHT

GENERAL NOTES

1. THE SIZE AND LOCATION OF ALL PROPOSED UTILITIES ARE SUBJECT TO CHANGE. EXACT SIZES AND LOCATIONS SHALL BE CONFIRMED WITH CONSTRUCTION DOCUMENTS.
2. NO ADDITIONAL ACCESS WILL BE PERMITTED TO EVERGREEN ROAD.
3. OUTLOT A IS TO BE DEDICATED TO THE CITY OF NORTH LIBERTY FOR USE AS PARK/OPEN SPACE.
4. OUTLOT B IS TO BE DEDICATED TO THE CITY OF NORTH LIBERTY FOR USE AS PARK/OPEN SPACE AND A STORM WATER MANAGEMENT FACILITY.
4. OUTLOT C IS TO BE DEDICATED TO THE CITY OF NORTH LIBERTY FOR USE AS PARK/OPEN SPACE.
5. OUTLOT D IS TO BE DEDICATED TO THE CITY OF NORTH LIBERTY FOR USE AS PARK/OPEN SPACE.

LEGAL DESCRIPTION

That part of the North half of the Southwest Quarter, and the Northwest Quarter of the Southeast Quarter, all in Section 23, Township 80 North, Range 7 West of the 5th P.M., North Liberty, Johnson County, Iowa described as follows:

Beginning at the Southwest corner of Outlot B, Fox Valley Part Three, North Liberty, Johnson County, Iowa, also being a point on the South line of said North half of the Southwest Quarter;

thence South 89° 18' 23" West 1943.70 feet along said South line of the North half of the Southwest Quarter;

thence North 00° 52' 18" West 681.32 feet to the Southwest corner of Auditor's Parcel No. 95046, as recorded in Plat Book 35, Page 154 of the Johnson County, Iowa Recorder's records;

thence North 00° 51' 55" West 644.36 feet along the West line of said Auditor's Parcel No. 95046 to the Northwest corner thereof;

thence North 89° 06' 51" East 1951.37 feet along the North line of said Auditor's Parcel No. 95046 and also the North line of said North half of the Southwest to the Northwest corner of Outlot B, Fox Valley Part Two, North Liberty, Johnson County, Iowa;

thence South 00° 32' 18" East 610.68 feet along the Westerly boundary of said Fox Valley Part Two to a point on the South right-of-way line of Red Barn Drive, also being the beginning of a 330.00 foot radius non-tangent curve concave Northerly;

thence Southeasterly along said South right-of-way line of Red Barn Drive through a central angle of 14° 02' 18" an arc distance of 80.86 feet (chord bearing South 74° 43' 51" East 80.65 feet) to the Northwest corner of Lot 1, Fox Valley Part Three, North Liberty, Johnson County, Iowa;

thence South 22° 13' 45" West 163.66 feet along the West line of said Lot 1, Fox Valley Part Three to the Southwest corner thereof;

thence South 60° 32' 18" East 100.58 feet along the South line of said Lot 1, Fox Valley Part Three to the Southeast corner thereof, also being a point on the West right-of-way line of Covered Bridge Boulevard;

thence South 29° 27' 42" West 150.50 feet along said West right-of-way line of Covered Bridge Boulevard to the beginning of a 9.50 foot radius curve concave Northwesterly;

thence Southwesterly along said West right-of-way line of Covered Bridge Boulevard through a central angle of 90° 00' 00" an arc distance of 14.92 feet (chord bearing South 74° 27' 42" West 13.44 feet) to a point on the North right-of-way line of Stone Valley Drive;

thence North 60° 32' 18" West 15.18 feet along said North right-of-way line of Stone Valley Drive;

thence South 00° 32' 18" East 69.28 feet to a point on the South right-of-way line of said Stone Valley Drive;

thence South 60° 32' 18" East 78.44 feet along said South right-of-way line of Stone Valley Drive to the Northwest corner of Lot 30 of said Fox Valley Part Three;

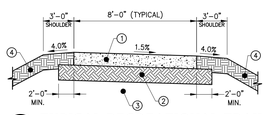
thence South 26° 20' 44" West 150.22 feet along the West line of said Lot 30, Fox Valley Part Three to the Southwest corner thereof, also being the Northwest corner of said Outlot B, Fox Valley Part Three;

thence South 00° 32' 18" East 129.66 feet along the West line of said Outlot B, Fox Valley Part Three to the Point of Beginning, containing 59.99 acres, subject to Covenants, Easements and Restrictions of Records.

For purposes of this description, the North line of the Southwest Quarter of said Section 23 is assumed to bear North 89° 06' 51" East.

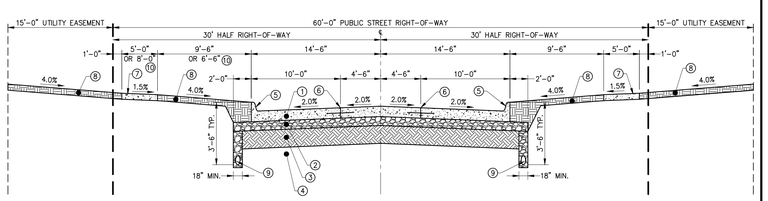
LINE TABLE		
LINE	LENGTH	BEARING
L1	15.18'	N 60°32'18" W
L2	69.28'	S 00°32'18" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	80.86'	330.00'	14°02'18"	S 74°43'51" E	80.65'
C2	14.92'	9.50'	90°00'00"	S 74°27'42" W	13.44'



1. 5-INCH (5") THICK PORTLAND CEMENT CONCRETE (PCC) PAVING CONSTRUCTED WITH TYPE 'C' TRANSVERSE JOINTS AT MAXIMUM 8-FOOT (8') SPACING. REFER TO SUDAS FIGURE 7010.101.
2. PROVIDE UNIFORM COMPOSITION OF AT LEAST 6-INCHES (6") BELOW TOP OF SUBGRADE UNDER GRANULAR BASE, PLUS 2-FEET (2') ON EACH SIDE. USE SELECT SUBGRADE MATERIALS UNLESS GRANULAR STABILIZATION MATERIALS OR SUBGRADE TREATMENT IS SPECIFIED OR NECESSARY. REFER TO SUDAS STANDARD SPECIFICATIONS SECTION 2010.
3. SUITABLE NATIVE SUBGRADE SOIL. THIS TYPICAL SECTION SHOWS THE PAVEMENT IN A TYPICAL CUT AREA. WHEN IN A FILL AREA, PLACE SUITABLE COMPACTED FILL SOIL BETWEEN THE GRANULAR BASE AND THE SCARIFIED AND RECOMPACTED SUITABLE SUBGRADE SOIL LAYER.
4. PLACE TOPSOIL BACKFILL AFTER RECREATIONAL TRAIL PAVING CONSTRUCTION IS COMPLETED. TOPSOIL BACKFILL SHALL BE A MINIMUM OF 4-INCHES (4") THICK AFTER FINISH GRADING & SETTLING.

3 TYPICAL RECREATIONAL TRAIL SECTION
NOT TO SCALE



DETAIL KEY NOTES

1. 7-INCH (7") THICK PORTLAND CEMENT CONCRETE (PCC) PAVING CONSTRUCTED WITH TYPE 'C' TRANSVERSE JOINTS AT MAXIMUM 15-FOOT (15') SPACING. REFER TO SUDAS FIGURE 7010.101.
2. 6-INCH (6") THICK GRANULAR BASE. GRANULAR BASE MATERIAL SHALL MEET THE REQUIREMENTS OF IOWA DOT SPECIFICATIONS SECTION 4123 ("MODIFIED SUBBASE").
3. PROVIDE UNIFORM COMPOSITION OF AT LEAST 12-INCHES (12") BELOW TOP OF SUBGRADE UNDER GRANULAR BASE, PLUS 2-FEET (2') ON EACH SIDE. USE SELECT SUBGRADE MATERIALS UNLESS GRANULAR STABILIZATION MATERIALS OR SUBGRADE TREATMENT IS SPECIFIED OR NECESSARY. REFER TO SUDAS STANDARD SPECIFICATIONS SECTION 2010.
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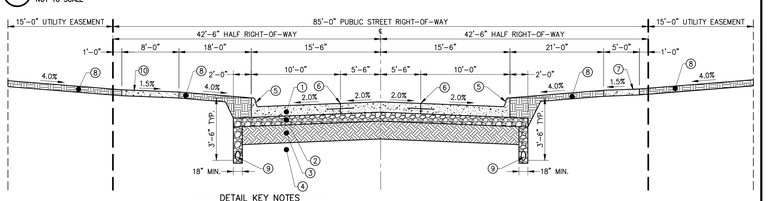
5. INTEGRAL 6-INCH (6") HIGH STANDARD CURB. REFER TO SUDAS FIGURE 7010.102.
6. 'L-1' OR 'KT-1' JOINT, DEPENDING UPON CONSTRUCTION STAGING. REFER TO SUDAS FIGURE 7010.101.
7. 5-FOOT WIDE SIDEWALK SHALL BE FOUR-INCH (4") THICK PCC CONSTRUCTED BY HOMEBUILDER WHEN ADJACENT LOT IS DEVELOPED AND A HOME BUILT ON IT. 8-FOOT WIDE RECREATIONAL TRAIL SHALL BE FIVE-INCH (5") THICK PCC ON A 6-INCH (6") THICK GRANULAR BASE. GRANULAR BASE MATERIAL FOR TRAIL SHALL MEET THE REQUIREMENTS OF IOWA DOT SPECIFICATIONS SECTION 4123 ("MODIFIED SUBBASE").
8. PLACE TOPSOIL BACKFILL WITHIN STREET RIGHT-OF-WAY AND 15' UTILITY EASEMENT AFTER STREET PAVING CONSTRUCTION IS COMPLETED. TOPSOIL BACKFILL SHALL BE A MINIMUM OF 4-INCHES (4") THICK AFTER FINISH GRADING & SETTLING.
9. FURNISH & INSTALL 6"ø HDPE PERFORATED SUBDRAIN. REFER TO SUDAS FIGURE 4040.231, CASE E, FOR TYPICAL INSTALLATION.
10. AN 8-FOOT WIDE RECREATIONAL TRAIL SHALL BE CONSTRUCTED ALONG THE SOUTH SIDE OF STONE VALLEY DRIVE BETWEEN COLONY RIDGE ROAD AND THE RECREATIONAL TRAIL THAT EXTENDS INTO OUTLOT B. A 5-FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG STONE VALLEY DRIVE, WOODBINE LANE & RED BARN DRIVE AT ALL OTHER LOCATIONS.

GENERAL NOTE:

THIS TYPICAL SECTION APPLIES TO THE FOLLOWING STREETS WITHIN THE REVISED PRELIMINARY PLAT LIMITS:

1. WOODBINE LANE
2. STONE VALLEY DRIVE
3. RED BARN DRIVE

4 TYPICAL "LOCAL" STREET SECTION
NOT TO SCALE



DETAIL KEY NOTES

1. 8-INCH (8") THICK PORTLAND CEMENT CONCRETE (PCC) PAVING CONSTRUCTED WITH TYPE 'C' TRANSVERSE JOINTS AT MAXIMUM 15-FOOT (15') SPACING. REFER TO SUDAS FIGURE 7010.101.
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3. PROVIDE UNIFORM COMPOSITION OF AT LEAST 12-INCHES (12") BELOW TOP OF SUBGRADE UNDER GRANULAR BASE, PLUS 2-FEET (2') ON EACH SIDE. USE SELECT SUBGRADE MATERIALS UNLESS GRANULAR STABILIZATION MATERIALS OR SUBGRADE TREATMENT IS SPECIFIED OR NECESSARY. REFER TO SUDAS STANDARD SPECIFICATIONS SECTION 2010.
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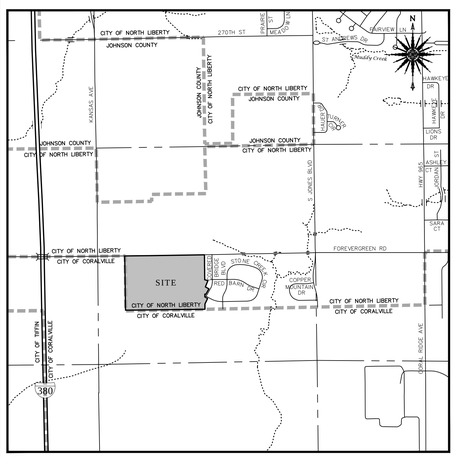
5. INTEGRAL 6-INCH (6") HIGH STANDARD CURB. REFER TO SUDAS FIGURE 7010.102.
6. 'L-1' OR 'KT-1' JOINT, DEPENDING UPON CONSTRUCTION STAGING. REFER TO SUDAS FIGURE 7010.101.
7. A 5-FOOT WIDE SIDEWALK SHALL CONSTRUCTED ALONG THE EAST SIDE OF COLONY RIDGE ROAD. THE 5-FOOT WIDE SIDEWALK SHALL BE FOUR-INCH (4") THICK PCC CONSTRUCTED BY HOMEBUILDER WHEN ADJACENT LOT IS DEVELOPED AND A HOME BUILT ON IT.
8. PLACE TOPSOIL BACKFILL WITHIN STREET RIGHT-OF-WAY AND 15' UTILITY EASEMENT AFTER STREET PAVING CONSTRUCTION IS COMPLETED. TOPSOIL BACKFILL SHALL BE A MINIMUM OF 4-INCHES (4") THICK AFTER FINISH GRADING & SETTLING.
9. FURNISH & INSTALL 6"ø HDPE PERFORATED SUBDRAIN. REFER TO SUDAS FIGURE 4040.231, CASE E, FOR TYPICAL INSTALLATION.
10. AN 8-FOOT WIDE RECREATIONAL TRAIL SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF COLONY RIDGE ROAD. THE 8-FOOT WIDE RECREATIONAL TRAIL SHALL BE FIVE-INCH (5") THICK PCC ON A 6-INCH (6") THICK GRANULAR BASE. GRANULAR BASE MATERIAL FOR TRAIL SHALL MEET THE REQUIREMENTS OF IOWA DOT SPECIFICATIONS SECTION 4123 ("MODIFIED SUBBASE").

GENERAL NOTE:

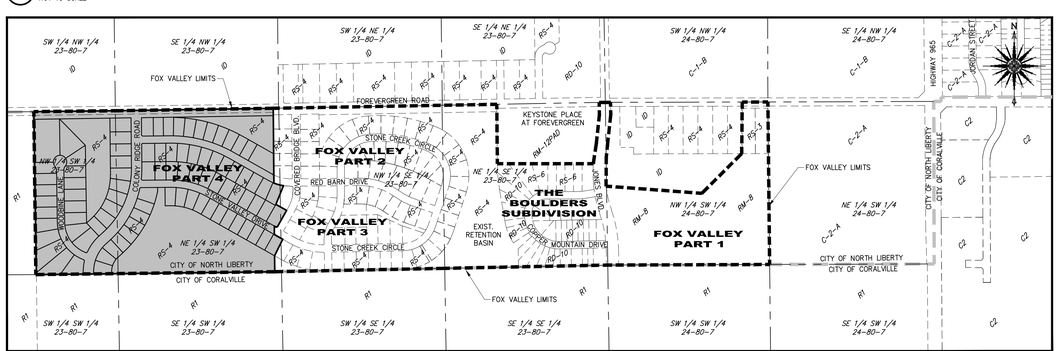
THIS TYPICAL SECTION APPLIES TO THE FOLLOWING STREETS WITHIN THE REVISED PRELIMINARY PLAT LIMITS:

1. COLONY RIDGE ROAD

5 TYPICAL "COLLECTOR" STREET SECTION
NOT TO SCALE



1 SITE LOCATION MAP
1"=1500'



2 FOX VALLEY SUBDIVISION MAP
1"=500'

Schnoor Bonifazi
Engineering & Surveying

SCHNOOR-BONIFAZI
ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
(319) 298-8888 (PHONE)
(319) 298-8889 (FAX)
s-b-engineering.com

REVISIONS

DRAWN:	TRED SCHNOOR
APPROVED:	TRED SCHNOOR
ISSUED FOR:	APPROVAL
DATE:	12/01/2015
PROJECT NO.:	15058

FOX VALLEY PART FOUR PRELIMINARY PLAT
A REVISED PRELIMINARY PLAT FOR A PORTION OF FOX VALLEY
FOX VALLEY, INC.
NORTH LIBERTY, IOWA

REVISED PRELIMINARY PLAT

November 25, 2015

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Request of Linn County REC to approve a site plan for Lot 2, Josephs Keep Second Addition, located east of Arlington Ridge, south of E Penn Street.

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 application shows an electric substation at the south end of a long paved driveway with access to E Penn Street. The substation is needed to serve development as it occurs in the eastern part of North Liberty, and REC has been striving to find a location for some years. Utility uses are allowed by right in all zoning districts because they are necessary to support City growth, but they are subject to site plan review and approval to ensure that they fit into their environment as well as possible. In this case, the substation is 600'-650' from the nearest homes, about two city blocks or 1/8 mile. For reference, a photo at right shows an existing substation similar to that planned by REC at a distance of about 600'. The planned substation site sits about 12' lower than the closest home in Arlington Ridge and about 14' lower than the single home to the northeast. A tree and shrub landscaping is shown around the site, and access will be from a gated paved drive. The REC has been a solid partner in working with the City to minimize impacts from the site.

Staff recommends approval of the site plan.

Notes:

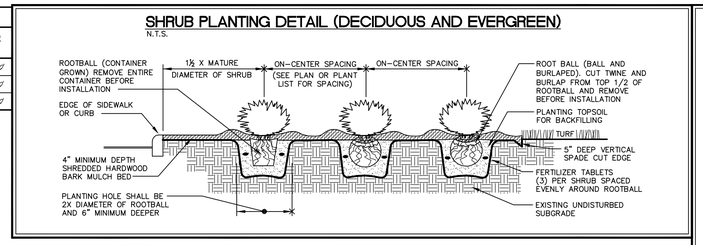
- Water, sanitary sewer, and roadway fees will need to be paid prior to construction permitting.
- Storm water management plans will need to be finalized with the City Engineer prior to construction.

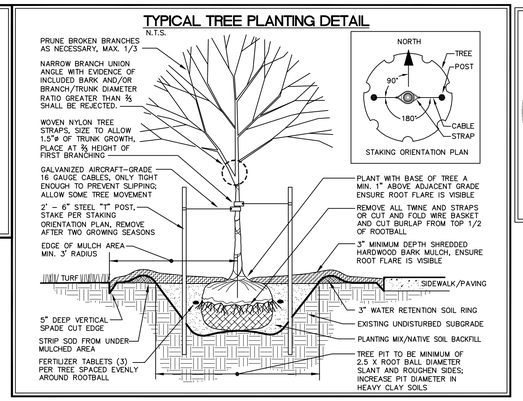
PLANT LIST – TREES

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
14	PN	PINUS STROBUS	EASTERN WHITE PINE	2" CAL.	B & B	80' X 40'
14	AC	ABIES CONCOLOR	WHITE FIR	2" CAL.	B &B	70' X 30'
13	PA	PICEA ABIES	NORWAY SPRUCE	2" CAL.	B & B	60' X 30'

PLANT LIST – SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVER

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
21	VT	VIBURNUM TRILOBUM 'COMPACTA'	COMPACT AMERICAN VIBURNUM	18" HT.	CONT.	5' X 5'
18	SJ	SPIRAEA JAPONICA 'GOLDFLAME'	JAPANESE SPIRAEA	18" HT.	CONT.	4' X 4'
18	SM	SYRINGA MEYERI	DWARF KOREAN LILAC	24" HT.	CONT.	5' X 6'





I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

LICENSED PROFESSIONAL ENGINEER — KELLY J. BECKLER 14624 — IOWA

KELLY J. BECKLER _____ 20____ P.E. Iowa Lic. No. 14624

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal:

SEAL

DRAFT

14.73 ac.

MMS

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

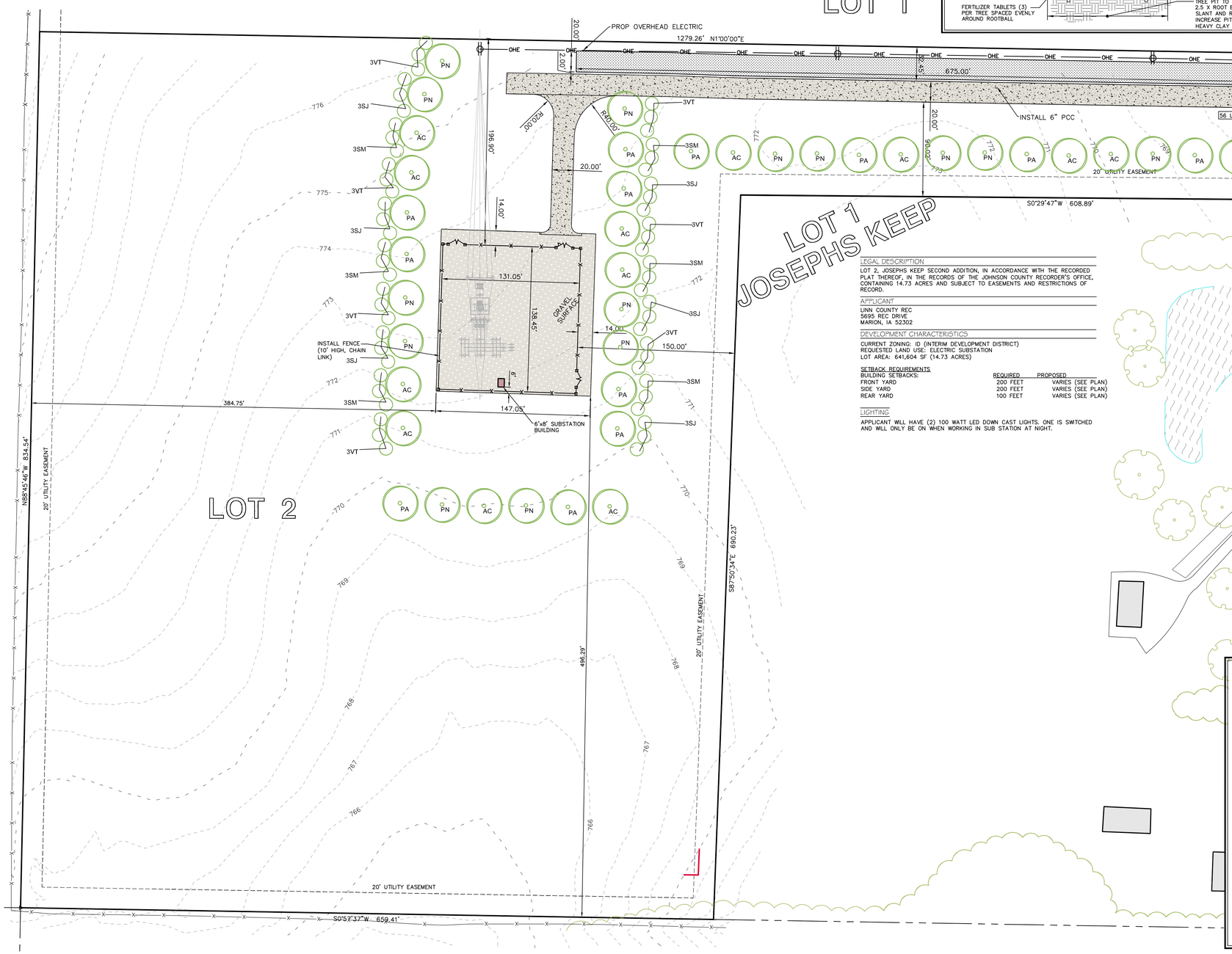
Date	Revision
11-5-15	INTERNAL REVIEW - VJS
11-23-15	PER CITY REVIEW COMMENTS -VJS/MAK
11-25-15	PER FIRE DEPT REVIEW COMMENTS -DAM
12-07-15	CITY STAFF COMMENTS - NEC
12-29-15	PER CITY COMMENTS - VJS

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER:
LIFE CHURCH ASSEMBLY OF GOD
625 MEADE DRIVE
NORTH LIBERTY, IA 52317

SUBDIVIDER:
LINN COUNTY REC
5695 REC DRIVE
MARION, IA 52302

SUBDIVIDER'S ATTORNEY:
JULIE PULKRABEK
4698 FOX LANE NE
IOWA CITY, IA 52240



LEGAL DESCRIPTION

LOT 2, JOSEPHS KEEP SECOND ADDITION, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, CONTAINING 14.73 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

APPLICANT

LINN COUNTY REC
5695 REC DRIVE
MARION, IA 52302

DEVELOPMENT CHARACTERISTICS

CURRENT ZONING: ID (INTERIM DEVELOPMENT DISTRICT)
REQUESTED LAND USE: ELECTRIC SUBSTATION
LOT AREA: 641,604 SF (14.73 ACRES)

SETBACK REQUIREMENTS

BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT YARD	200 FEET	VARIES (SEE PLAN)
SIDE YARD	200 FEET	VARIES (SEE PLAN)
REAR YARD	100 FEET	VARIES (SEE PLAN)

LIGHTING

APPLICANT WILL HAVE (2) 100 WATT LED DOWN CAST LIGHTS. ONE IS SWITCHED AND WILL ONLY BE ON WHEN WORKING IN SUB STATION AT NIGHT.

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

UTILITIES

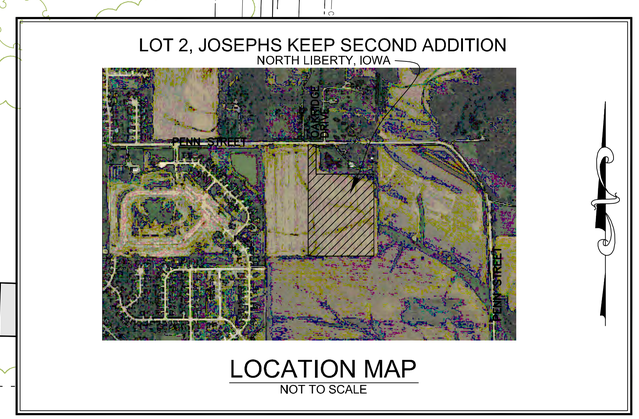
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

IOWA ONE CALL — 1-800-292-8989 — www.iowaonecall.com

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

PAVEMENT LEGEND

- 6" P.C.C. THICKNESS
- GRAVEL



SITE PLAN

LOT 2,
JOSEPHS KEEP
SECOND ADDITION
NORTH LIBERTY
JOHNSON COUNTY
STATE OF IOWA

MMS CONSULTANTS, INC.

Date:	11-02-2015
Designed by: KJB	Field Book No:
Drawn by: MAK	Scale: 1"=50'
Checked by: DAM	Sheet No: 1 of 2
Project No: IOWA CITY 1178047	

STABILIZATION SEEDING

STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH I.D.O.T. STANDARD SPECIFICATION SECTION 2601.03 STABILIZING CROP SEEDING AND FERTILIZING.

SEED MIXTURES SHALL BE ONE OF THE FOLLOWING:

SPRING– MARCH 1 TO MAY 20

OAT	2 BUSHEL PER ACRE
GRAIN RYE	25 LBS. PER ACRE
RED CLOVER	5 LBS. PER ACRE
TIMOTHY	5 LBS. PER ACRE

SUMMER – MAY 21 TO JULY 20

OAT	3 BUSHEL PER ACRE
GRAIN RYE	35 LBS PER ACRE
RED CLOVER	5 LBS PER ACRE
TIMOTHY	5 LBS PER ACRE

FALL – JULY 21 TO SEPTEMBER 30

OAT	2 BUSHEL PER ACRE
GRAIN RYE	35 LBS PER ACRE
RED CLOVER	5 LBS PER ACRE
TIMOTHY	5 LBS PER ACRE

FERTILIZER SHALL BE APPLIED AT A RATE OF 450 LBS PER ACRE USING CHEMICALLY COMBINED COMMERCIAL 13–13–13 FERTILIZER.

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 14.73 ACRES
TOTAL AREA TO BE DISTURBED: 3.80 ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE REEVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF SITE DEVELOPMENT.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED FOR THE SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE TYPE AND LOCATION OF SAID MEASURE ON THIS PLAN.

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.

FOLLOWING INSTALLATION OF PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY CSR REGULATIONS.

THE EROSION CONTROL CONTRACTOR SHALL INSTALL FILTER SOCKS OR OTHER APPROVED FORM OF INLET PROTECTION AT EACH STREET INTAKE ADJACENT TO THE SITE.

GRADING NOTES

1. MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL.
2. NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
3. WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
4. COMPACTION TO BE 95% STANDARD PROCTOR WHERE > 6:1 SLOPE.
5. ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
6. PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
7. STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS, UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
8. SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
9. ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH CITY OF NORTH LIBERTY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.
10. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED OVER ALL DISTURBED LANDSCAPE AREAS.

EROSION CONTROL LEGEND

- SILT FENCE/FILTER SOCK
- TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT
- TEMPORARY PARKING AND STORAGE
- (CW) CONCRETE TRUCK/EQUIPMENT WASHOUT
- (PR) PORTABLE RESTROOM
- (DL) DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
- FILTER SOCK INLET PROTECTION
- FILTER SOCK BEHIND CURB AT CURB RAMP
- PERIMETER SILT FENCE
- TEMPORARY SOIL STOCKPILE AREA
- DIRECTION OF OVERLAND FLOW
- (D) DUMPSTER FOR CONSTRUCTION WASTE
- RIP RAP OUTLET PROTECTION
- (01) OTHER MEASURE: ______________
- (02) OTHER MEASURE: ______________
- (03) OTHER MEASURE: ______________

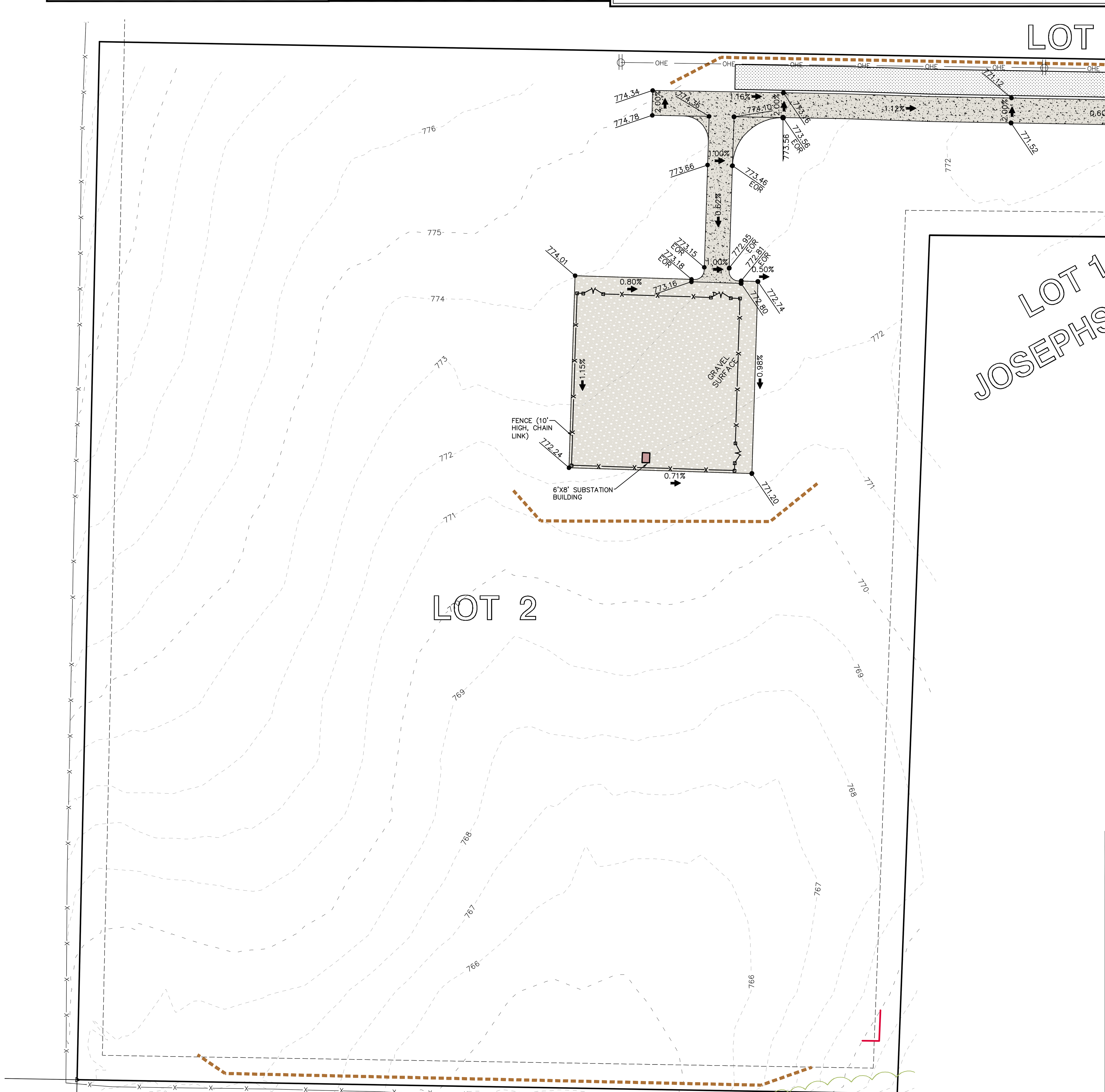
THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE, ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.

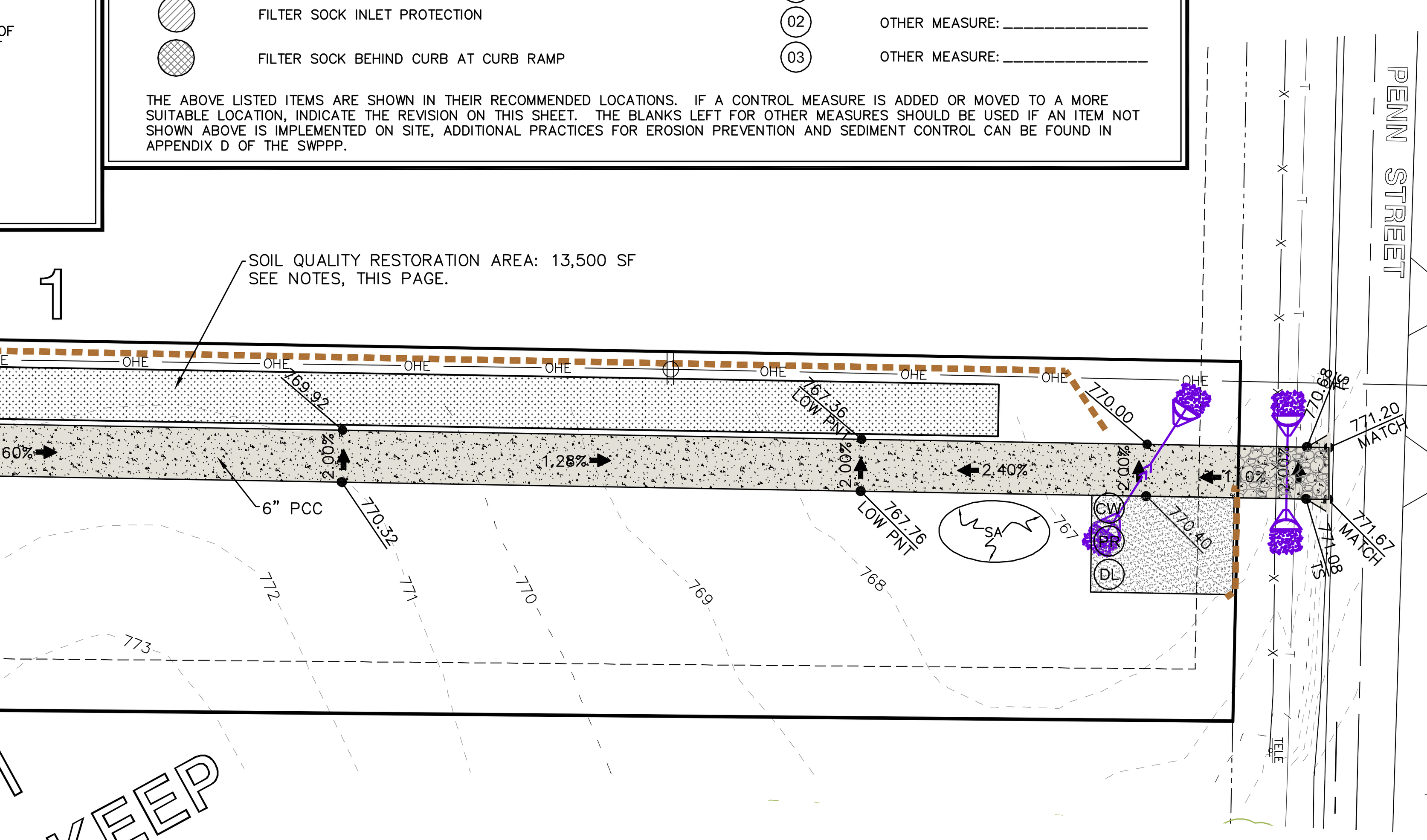
NOTES:
1. ALL ELEVATIONS ARE TOP OF SLAB UNLESS NOTED OTHERWISE.
2. FINAL STABILIZATION SHALL BE IMPLEMENTED WITHIN 14 DAYS OF FINAL GRADING COMPLETION.

NORTH

GRADING LEGEND

000.00EX	= EXISTING SURFACE
000.00TS	= TOP SLAB
000.00TW	= TOP WALK





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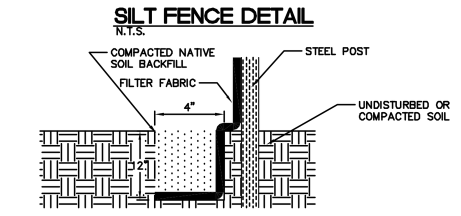
SILT FENCE DETAIL
N.T.S.



INSTALLATION
1. POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
2. SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4196.01.A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
3. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
4. POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
6. FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
7. THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

MAINTENANCE
1. SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN– FALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE–HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOPE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT–OF–WAY LINES
- EXISTING RIGHT–OF–WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- (R) RECORDED DIMENSIONS
- 22–1 CURVE SEGMENT NUMBER

–EXIST– –PROP–
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
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- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
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UTILITIES

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IOWA ONE CALL

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LICENSED PROFESSIONAL ENGINEER
KELLY J. BECKLER
14624
IOWA

SEAL

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

______________________ 20____
KELLY J. BECKLER, P.E. Iowa Lic. No. 14624

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal:

DRAFT

SOIL QUALITY RESTORATION NOTES

SOIL QUALITY RESTORATION (SQR) SHALL BE USED ON GREEN SPACES SHOWN IN THE PLAN VIEW. NO SQR SHALL BE IMPLEMENTED ON SLOPES GREATER THAN 6%.

SOIL QUALITY RESTORATION SHALL CONSIST OF 2 INCHES OF COMPOST APPLIED OVER EXISTING SOILS THAT HAVE BEEN SCARIFIED TO A DEPTH OF 8 INCHES.

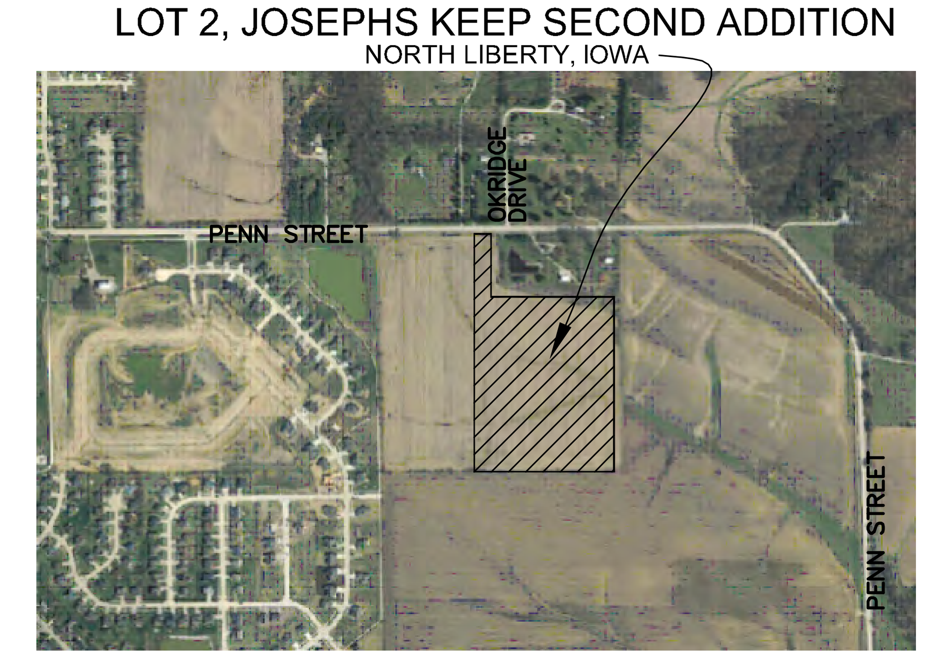
REFER TO METHOD 7 OF THE IOWA STORMWATER MANAGEMENT MANUAL (ISWMM) SECTION 2E–6.

SOIL QUALITY RESTORATION SHALL TAKE PLACE AFTER CONSTRUCTION HAS BEEN COMPLETED ON THE BUILDING ADDITION SO THAT CONSTRUCTION ACTIVITIES WILL NOT COMPACT RESTORED SOILS.

INSTALLATION NOTES:

1. SCARIFY THE UPPER SURFACE OF THE EXISTING SOIL TO A DEPTH OF 8 INCHES. DO NOT SCARIFY WET SOILS.
2. SPREAD 2 INCHES OF COMPOST AS A BLANKET OVER THE SCARIFIED SUBSURFACE SOILS. DO NOT PLACE WET COMPOST.
3. MINIMIZE COMPACTION WHEN SPREADING THE COMPOST BLANKET.
4. INCORPORATE COMPOST THROUGH TILLAGE TO A MINIMUM DEPTH OF 8 INCHES.

LOT 2, JOSEPHS KEEP SECOND ADDITION
NORTH LIBERTY, IOWA



LOCATION MAP
NOT TO SCALE

14.73 ac.

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
11-5-15	INTERNAL REVIEW - VJS
11-23-15	PER CITY REVIEW COMMENTS -VJS/MAK
11-25-15	PER FIRE DEPT REVIEW COMMENTS -DAM
12-07-15	CITY STAFF COMMENTS - NEC
12-29-15	PER CITY COMMENTS - VJS

SWPPP

LOT 2,
JOSEPHS KEEP
SECOND ADDITION
NORTH LIBERTY
JOHNSON COUNTY
STATE OF IOWA

MMS CONSULTANTS, INC.

Date: 11-02-2015	
Designed by: KJB	Field Book No:
Drawn by: MAK	Scale: 1"=50'
Checked by: DAM	Sheet No: 2
Project No: IOWA CITY 1178047	of: 2

North Liberty Planning Commission
Minutes
December 1, 2015

Roll Call
At 6:30 p.m., Chairman Detlefsen called the December 1, 2015 Regular meeting of the North Liberty Planning Commission to order. Commission members present: Bleil, Detlefsen, Gebhart, Pentecost; absent – Covert, Heisler, Sayre.

Others present: Dean Wheatley, Ryan Heiar, Tracey Mulcahey, Scott Peterson, Kevin Trom, Stefan Juran and other interested individuals.

Agenda Approval
Bleil moved, Gebhart seconded to approve the agenda. The vote was all ayes. Agenda approved.

Scanlon Farms Preliminary Plat
Staff Presentation
Wheatley presented the request of Scanlon Farms Development LLC to approve Scanlon Farms – North Ridge, a preliminary plat for property located east of North Liberty Road, immediately north of the Liberty High School. Staff recommends approval of the plat.

Applicants Presentation
Duane Musser, MMS Consultants, spoke regarding the application. The Commission discussed the application with Wheatley.

Public Comments
No public comments were offered.

Questions and Comments
The Commission asked about storm water runoff from the site.

Recommendation to the City Council
Bleil moved, Pentecost seconded to recommend approval of the preliminary plat with no conditions. The vote was: ayes – Detlefsen, Pentecost, Bleil, Gebhart; nays – none. Motion carried.

Linn County REC Site Plan
Staff Presentation

Wheatley presented the request of Linn County REC to approve a site plan for Lot 2, Josephs Keep Second Addition, located east of Arlington Ridge, south of E Penn Street. Staff recommends approval of the site plan.

Applicants Presentation
Duane Musser was present on behalf of the applicant and offered additional comments.

Public Comments
Randy Belknap spoke regarding the site plan application.

Questions and Comments
The Commission discussed the application with Linn County REC.

Recommendation to the City Council
Gebhart moved, Bleil seconded to table consideration of the site plan application. The vote was: ayes – Detlefsen, Gebhart, Pentecost, Bleil; nays – none. Motion carried.

Bednarz Investments LLC Revised Site Plan
Staff Presentation
Wheatley presented the request of Bednarz Investments LLC to approve a revised site plan for Lot 3, Liberty's Gate Part One, located east of Penn Court, one lot south of W. Penn Street. Staff recommends approval of the revised site plan.

Applicants Presentation
Duane Musser presented additional information on the application.

Public Comments
No public comments were offered.

Questions and Comments
The Commission discussed the application.

Recommendation to the City Council
Pentecost moved, Gebhart seconded to recommend approval of the revised site plan application with no conditions. The vote was: ayes – Pentecost, Bleil, Detlefsen, Gebhart; nays – none. Motion carried.

Bednarz Investments LLC Conditional Use
Staff Presentation
Wheatley presented the request of Bednarz Investments LLC to approve a conditional use for Lot 3, Liberty's Gate Part One, located east of Penn Court, one lot south of W. Penn Street, to operate a neighborhood mini storage facility on the site. Staff recommends approval of the conditional use.

Applicants Presentation
No additional information was offered.

Public Comments
No public comments were received.

Questions and Comments
The Commission discussed the application.

Recommendation to the Board of Adjsutment
Bleil moved, Gebhart seconded to recommend approval of the conditional use application with no conditions. After discussion, the vote was: ayes – Detlefsen, Bleil, Gebhart, Pentecost; nays – none. Motion carried.

Zoning Ordinance Amendment
Staff Presentation
Wheatley reported on the request from staff to consider parking and storage regulations. It will be on the next agenda.

Expanded Urban Renewal Area Designation and Urban Renewal Plan Amendment
Staff Presentation
Heiar presented information on the Urban Renewal Plan Amendment.

Public Comments
No public comments were offered.

Questions and Comments
The Commission offered feedback regarding the proposals.

Recommendation to the City Council
Bleil moved, Pentecost seconded to recommend approval of the expanded Urban Renewal Area designation and Urban Renewal Plan Amendment. The vote was: ayes - Gebhart, Detlefsen, Pentecost, Bleil; nays – none. Motion carried.

Approval of Previous Minutes
Gebhart moved, Bleil seconded to approve the minutes from the November 3, 2015 meeting. The vote was all ayes. Minutes approved.

Old Business
No old business was presented.

New Business
Wheatley reported that a few items will be on the agenda in January.

Adjournment
At 7:19 p.m., Bleil moved, Gebhart seconded to adjourn. All ayes. Meeting adjourned.