



North Liberty Planning Commission
Tuesday, March 1, 2022, 6:30 PM

This meeting will be held online. The public is invited to submit questions and comments in advance of the meeting for consideration submitting them to the City Clerk Tracey Mulcahey via email at tmulcahey@northlibertyiowa.org.

This meeting may be accessed live by the public on the internet at northlibertyiowa.org/live, on Facebook at facebook.com/northliberty or on YouTube at youtube.com/c/northliberty. You can also attend by phone; call 1 (312) 626 6799 with a touch-tone phone and enter the meeting ID 839 8876 6897 and meeting password 694474. Meetings are rebroadcast on cable and available on-demand on northlibertyiowa.org.

Call to Order

1. Roll Call

2. Approval of the Agenda

3. Public Hearing for Zoning Map Amendments: Request of Solomon Holdings, LLC for a zoning map amendment (rezoning) on approximately 71.48 acres from ID Interim Development District to RS-9 Single-Unit Residence District, RM-21 Multiple-Unit Residence District and C-2-A Highway Commercial District. The property is located on the north side of West Penn Street west of North Jones Boulevard as extended northerly from West Penn Street to 240th Street.

- a. Staff Presentation
- b. Public Comments
- c. Questions and Comments
- d. Recommendation to the City Council

4. Request of Matnic, LLC for a zoning map amendment (rezoning) on approximately 1.48 acres from RS-3 Single-Unit Residence District to RM-21 Multiple-Unit Residence District on property located at 10 Jaro Way.

- a. Staff Presentation
- b. Public Comments
- c. Questions and Comments
- d. Recommendation to the City Council

5. Approval of Previous Minutes

6. Old Business

7. New Business

8. Adjournment



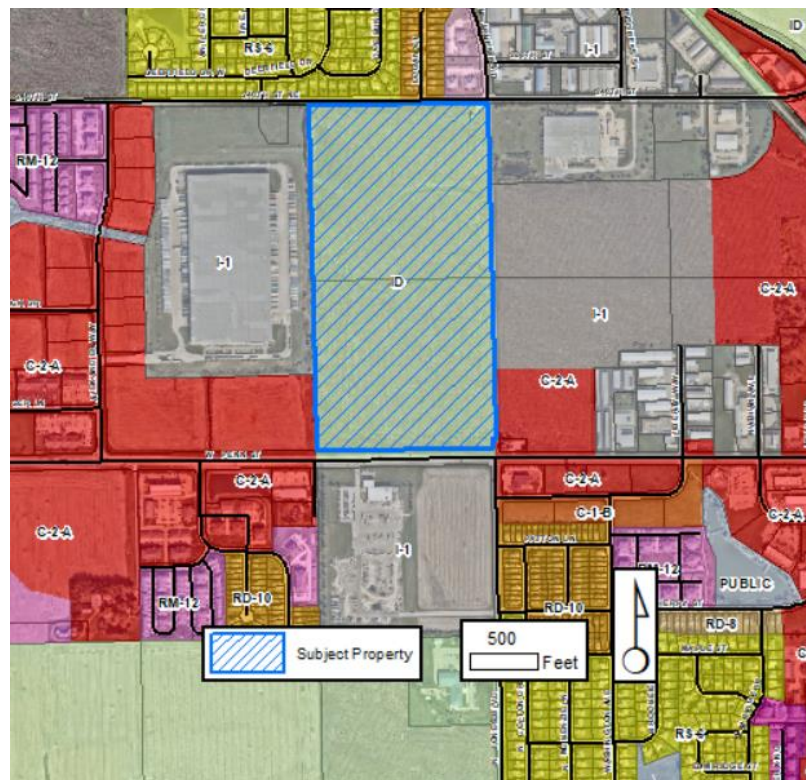
To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **February 25, 2022**
Re **Request of Solomon Holdings, LLC for a zoning map amendment (rezoning) on approximately 71.48 acres from ID Interim Development District to RS-9 Single-Unit Residence District, RM-21 Multiple-Unit Residence District and C-2-A Highway Commercial District. The property is located on the north side of West Penn Street west of North Jones Boulevard as extended northerly from West Penn Street to 240th Street.**

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
Grant Lientz, City Attorney
Tom Palmer, City Building Official
Kevin Trom, City Engineer
Ryan Rusnak, Planning Director

1. Current Zoning:

The property is currently zoned ID Interim Development District.



2. Proposed Zoning:

The applicant is requesting a rezoning to RS-9 Single-Unit Residence District on 34.56 acres, RM-21 Multiple-Unit Residence District on 26.85 acres and C-2-A Highway Commercial District on 24.87 acres

The RS-9 District is intended to provide for and maintain high-density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-9 District.

RM-21 Multi-Unit Residence District. The RM-21 District is intended to provide and maintain high-density, multiple-unit housing residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-21 District.

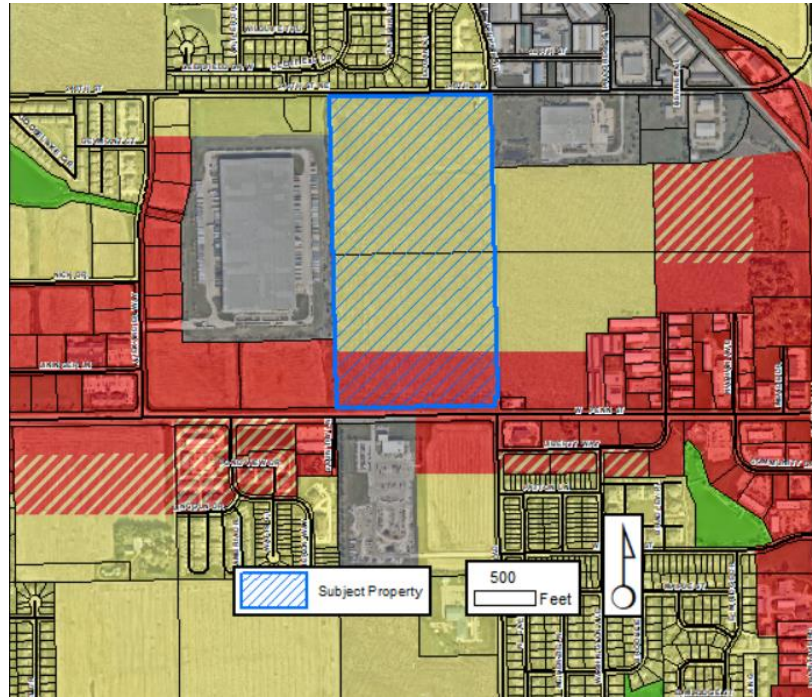
C-2-A Highway Commercial District. The C-2-A District is intended to provide for those commercial uses which may take particular advantage of a highway location and/or due to size or other nuisance constraints may be incompatible with the predominantly retail uses permitted in the C-1-A and C-1-B Commercial Districts, and whose service area is not confined to any one neighborhood or community.

The northeast portion of the property (6 acres) would remain as ID Interim Development as there are no imminent development plans.



Preliminary concept plan with the location of proposed zoning districts.

3. Comprehensive Plan Future Land Use Map Designation: Residential and Commercial.



The North Liberty Comprehensive Plan articulates the following regarding residential uses:

The plan promotes the development of a diversified housing stock that is affordable to a wide range of incomes. Even though general planning goals include limiting residential uses along arterials and in some cases even collector streets, the miles of such frontages within the City make strict adherence to those goals impractical, and landscape buffers, limited access, and smart neighborhood street layouts are utilized to minimize traffic impacts. Higher density residential development is considered to be somewhat of a transitional buffer between office/commercial development and lower density residential neighborhoods, in part because it is practical to locate the greater numbers of residents found in the higher density developments closer to the commercial services they need.

The North Liberty Comprehensive Plan articulates the following regarding commercial uses:

The highest densities of more locally-oriented commercial uses are generally planned along Penn Street and along Highway 965. Interstate-related large scale office and mixed-use developments are planned for the Kansas Avenue corridor, especially between Kansas and I-380 and near the planned Forevergreen Road interchange. High visibility from the I-380 corridor presents an excellent opportunity to introduce high-quality office and commercial uses in this “front door” area that may serve both the external demand associated with the I-380 proximity and access and the internal demand generated by substantial recent and planned residential development in the area.

Relevant Comprehensive Plan Policies Related to Land Use:

- Establish and maintain an advantageous property tax situation and pursue a strengthened and sound tax base through a diversification of land uses, including commercial and industrial development, as well as a variety of residential options.
- Support high density and medium density housing in close proximity to commercial and service centers to provide intensity-of-use buffers for low density residential uses.
- Concentrate higher density, apartment-type housing in proximity to areas that offer a wide range of existing supportive services, commercial and recreational facilities.

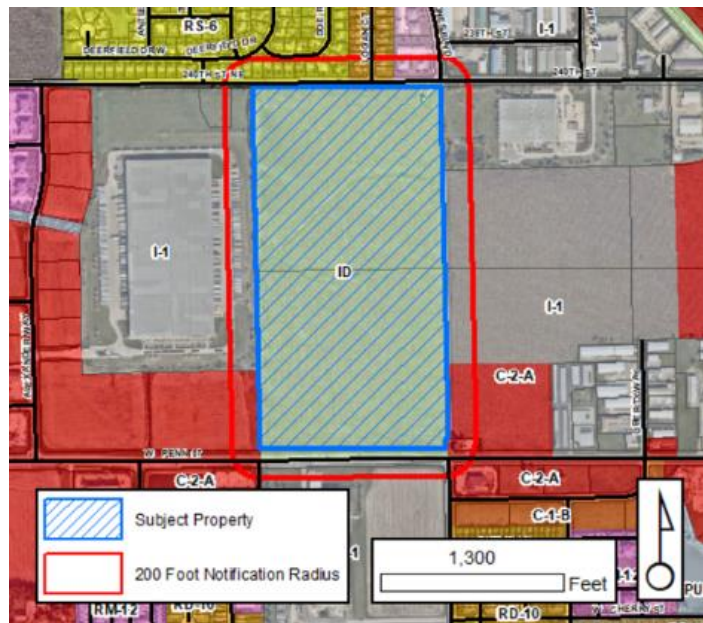
It is staff's opinion that the proposed zoning districts would be consistent with the Future Land Use Map. The Commercial Land Use Designation will need to be adjusted from a depth of 450' to 330'. If approved, staff would propose a "clean-up" Land Use Map amendment at a later date.

4. Public Input:

Letters were sent to property owners within 200 feet of the subject property notifying them of the January 27, 2022 good neighbor meeting. The map below shows the notice boundary.

Approximately 15 people attended the meeting and had general questions about the proposed development. The applicant did not request a rezoning at the northeast corner of the property due to the concerns about compatibility and not having a potential end-user at that location. Also, one user of the City's multi-use trail networks expressed a concern over the number of vehicular access points to North Jones Boulevard.

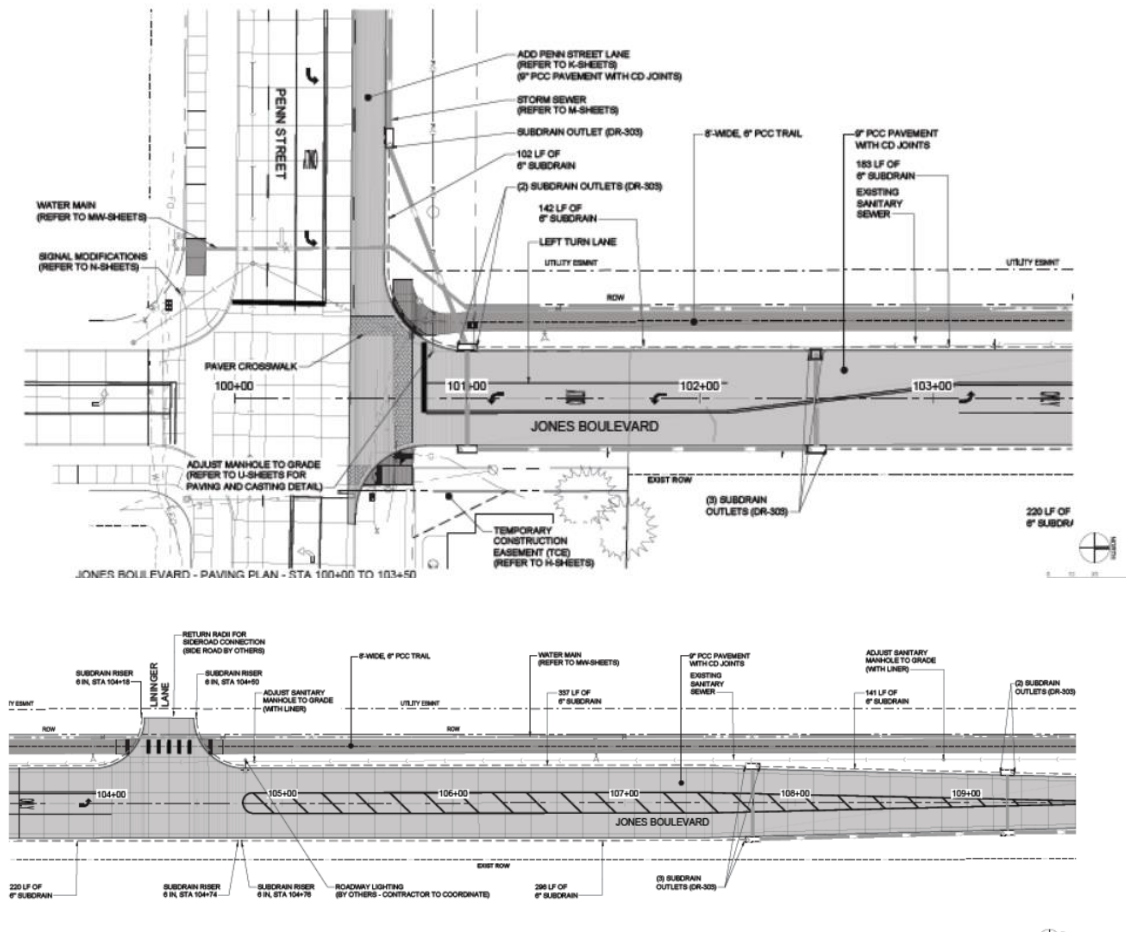
To date, staff has not received any objections to the request.



5. Analysis of the Request:

In General:

Staff has been working with the applicant for approximately two years in regards to developing this property. Now that development of the property is anticipated, the City has authorized the design of North Jones Boulevard. This will be a two-lane urban road with turn lanes onto West Penn Street and the planned street between the commercial and multi-family developments. Westbound West Penn Street will be widened to two full lanes west of the North Jones Boulevard intersection and there will be a left turn onto North Jones Boulevard. Also planned is an 8-foot wide multi-use path along the west side of the street. Overhead utilities in the area of the proposed road and along 240th Street would be relocated underground. Construction is anticipated to begin in the spring.



There is a need for park space in the northwest portion of the City. The City had initially hoped to acquire some park space within this development. However, the amount of land available for a park was not adequate for the City's needs. Staff is working with the land owner on the east side of future North Jones Boulevard to acquire 40+ acres for a City park.

RS-9 Single-Unit Residence District on 34.56 acres:

The preliminary concept plan depicts 110 single-unit dwelling lots. The RS-9 District allows for 40' wide lots and a lot area of 4,500 square feet. The RS-9 District was created in 2017 to allow for some additional flexibility for development. If approved, this would be the first RS-9 zoned development in the City. The preliminary concept plan depicts 50' wide lots at the north end of the property and 65' wide lots toward the interior. Considering the price of new construction, the applicant is intending to facilitate the availability of more affordable homes.

Initially, the applicant planned for the preliminary plat to be considered at the same meeting as the rezoning. However, staff ask that it be delayed to the April 1, 2022 meeting as technical details are still being worked on. It is anticipated that the preliminary plat will be very similar to the preliminary concept plan.

One concern staff had with smaller lots is that the front elevation can be dominated by front-facing car garages. The large Zoning Code amendment recently reviewed by the Planning Commission and approved by City Council in part addresses this concern. Approved design standards for single-unit dwelling are as follows (underlined text are additional regulations):

- (1) The structure must contain 24 feet of width at its largest dimension.
- (2) The structure must contain a minimum living area of 660 square feet.
- (3) The structure must be located on a frost-protected perimeter foundation.
- (4) Every room within a dwelling unit must be accessible from every other room within the dwelling via a completely internal route within the envelope of the dwelling structure.
- (5) Minimum required masonry on front and corner side yard building elevations is 25%, with the following exceptions:
 - (a) No masonry is required in the RS-7 and RS-8 districts.
 - (b) In lieu of the required masonry on the façade facing the corner side yard, one of the two following options may be selected:
 - (i) Two, two-inch caliper trees planted in the corner side yard. Existing trees of adequate size in the corner side yard may satisfy this requirement.
 - (ii) Architectural relief on the façade facing the corner side yard, such that the wall contains more than two offsets, which may consist of wall corners, bay or bowed windows, or other means approved by the Code Official.
- (6) The front entry must be an integral part of the structure, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings to articulate the front facade.
- (7) A 5% minimum transparency requirement applies to the front facade and is calculated on the basis of the area of the facade below the roofline.
- (8) A dwelling with a front-facing attached three-car garage shall have one of the garages offset one foot from the other garages.

- (9) Front-facing garages shall not exceed 16' or 50% the width of the front building line, whichever is greater. Garage width is measured between the edges of the garage door; in the case of garages designed with multiple garage doors, the distance is measured between the edges of the outermost doors.

RM-21 Multi-Unit Residence District on 26.85 acres:

The preliminary concept plan depicts 420 multi-units in nine buildings with surface and garage parking. Staff has been in discussions with a higher-end multi-family developer. Considering the number of units, this would be a phased development. It is anticipated that the preliminary site plan will be considered by the Planning Commission at its April 1, 2022 meeting.



The proposed development would be similar in style to this development in Altoona.



Staff recognizes that the proposed development is on the higher end of residential density for North Liberty. Certainly, this density wouldn't be appropriate in all locations within the City. However, staff advocates that the proposed development would be appropriate for this location. Considering the surrounding zoning districts (I-1 Light Industrial to the west and east, proposed C-2-A Highway Commercial to the south and proposed RS-9 Single-Unit Residence District to the north), the proposed multi-family development would be compatible with the area.

It's worth repeating that one Comprehensive Plan policy is to concentrate higher density, apartment-type housing in proximity to areas that offer a wide range of existing supportive services, commercial and recreational facilities. The proposed development would have direct access to the City's multi-use trail network and would be in close proximity to commercial development, the Liberty Centre Pond and the Community Center.

City design standards for multi-family development are as follows:

- (1) Buildings must be designed with consistent materials and treatments that wrap around all building elevations. There must be a unifying architectural theme for the entire multi-unit development, utilizing a common vocabulary of architectural forms, elements, materials, or colors in the entire structure.
- (2) Building facades must include windows, projected or recessed entrances, overhangs, and other architectural features. Three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a facade.
- (3) Minimum required masonry on front and corner side yard building elevations is 25%,
- (4) A 15% minimum transparency requirement applies to any facade facing a street and is calculated on the basis of the entire area of the facade.

Additionally, garages are not permitted to be located between the building and a public street.

The City is requiring traffic study to provide trip generation and distribution assumptions for the proposed development and to determine what intersection geometric and traffic control improvements would be anticipated to be needed for the various phased construction of the Quarter Moon development. The study will also determine any anticipated impacts to the West Penn Street & North Jones Boulevard intersection based on the traffic generated from the proposed development.

The following is vehicular traffic data collected on February 16, 2022:

West Penn Street & Country Lane (2022 Volumes)

West Approach = 12,200 vehicles/day

East Approach = 12,200 vehicles/day

South Approach = 260 vehicles/day

West Penn Street & North Jones Boulevard (2022 Volumes)

West Approach = 12,300 vehicles/day

East Approach = 10,800 vehicles/day

South Approach = 3,700 vehicles/day

ITE's Trip Generation Manual for mid-rise multi-family is 5.44 average vehicle trips per day per dwelling unit. The proposed development would generate approximately 2,284 vehicle trips per day. This would be spread out over the four access points and throughout the day. It is not anticipated that the proposed development would cause any capacity deficiencies to West Penn Street or North Jones Boulevard.

Recommendations provided in the traffic study will help finalize the forthcoming preliminary plat and preliminary site plan.

C-2-A Highway Commercial District on 24.87 acres:

It is staff's opinion that the location of the proposed commercial zoning is in the proper location. The traffic study will provide a recommendation on the driveway access (if allowed) to West Penn Street.

6. Additional Considerations:

Below is the residential unit count in North Liberty, which does not include the proposed development.

SFR	2FR	MFR	MFR w/Comm	MH	Total
3224	1598	2896	230	470	8418
38.30%	18.98%	34.40%	2.73%	5.58%	

As part of the Comprehensive Plan update data collection, staff documented the housing construction over the past 11 years:

SFR	2FR	TH	MF	MFR w/Comm	MH	Total
1,127	568	513	602	72	0*	8418
39.88%	20.10%	18.15%	21.30%	2.55%		

* Not included as there haven't been any manufactured housing park expansions, just replacement units.

It is staff's opinion that the residential unit count data should be further broken down to have townhouses separate from multi-family (apartment style). In that light, staff anticipates the amount of apartment style multi-family units to be relatively low.

7. Recommendation:

Findings:

1. The proposed zonings would be consistent the North Liberty Comprehensive Plan Land Use Plan; and
2. The proposed use and density of the development would be compatible with the area.

Staff recommends the Planning Commission accept the two listed findings and forward the request of Solomon Holdings, LLC for a zoning map amendment (rezoning) 71.48 acres from ID Interim Development District to RS-9 Single-Unit Residence District, RM-21 Multiple-Unit Residence District and C-2-A Highway Commercial District to the City Council with a recommendation for approval subject to the following conditions:

1. That the preliminary plat be approved at the time of the rezoning.
2. The preliminary site plan for the RM-21 portion of the development be approved at the time of the rezoning.

Suggested motion:

I move that the Planning Commission accept the two listed findings and forward the zoning map amendment with the two listed conditions recommended by City staff to the City Council with a recommendation for approval.



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **February 25, 2022**
Re **Request of Matnic, LLC for a zoning map amendment (rezoning) on approximately 1.48 acres from RS-3 Single-Unit Residence District to RM-21 Multiple-Unit Residence District on property located at 10 Jaro Way.**

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

Grant Lientz, City Attorney

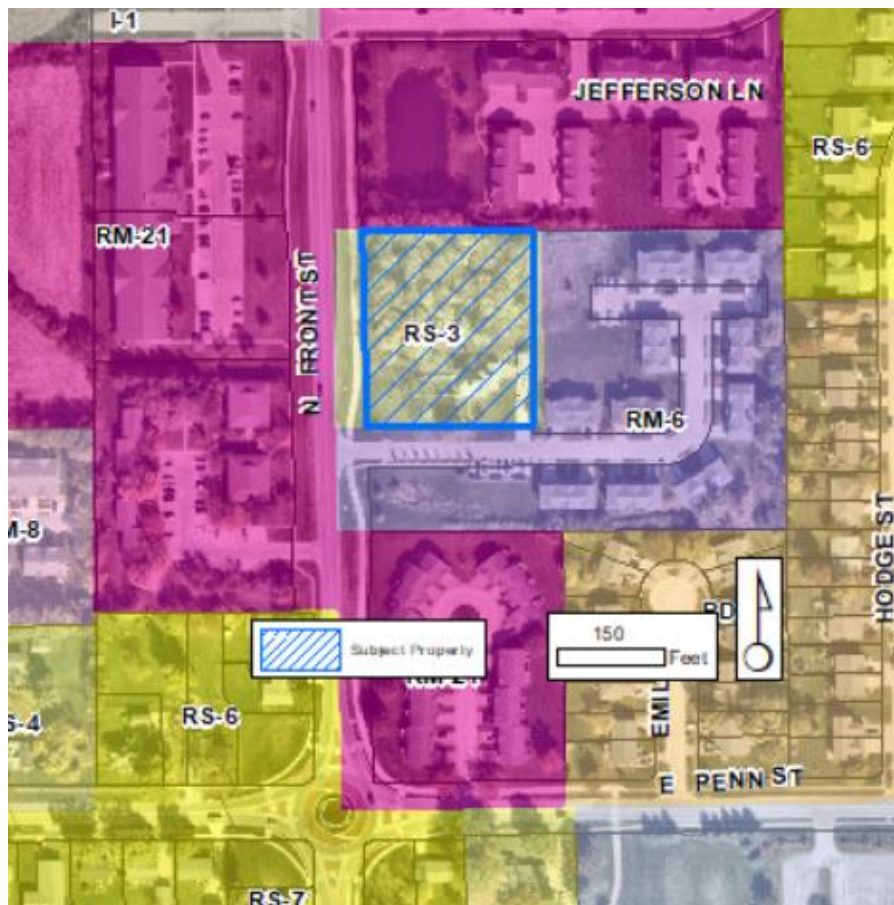
Tom Palmer, City Building Official

Kevin Trom, City Engineer

Ryan Rusnak, Planning Director

1. Current Zoning:

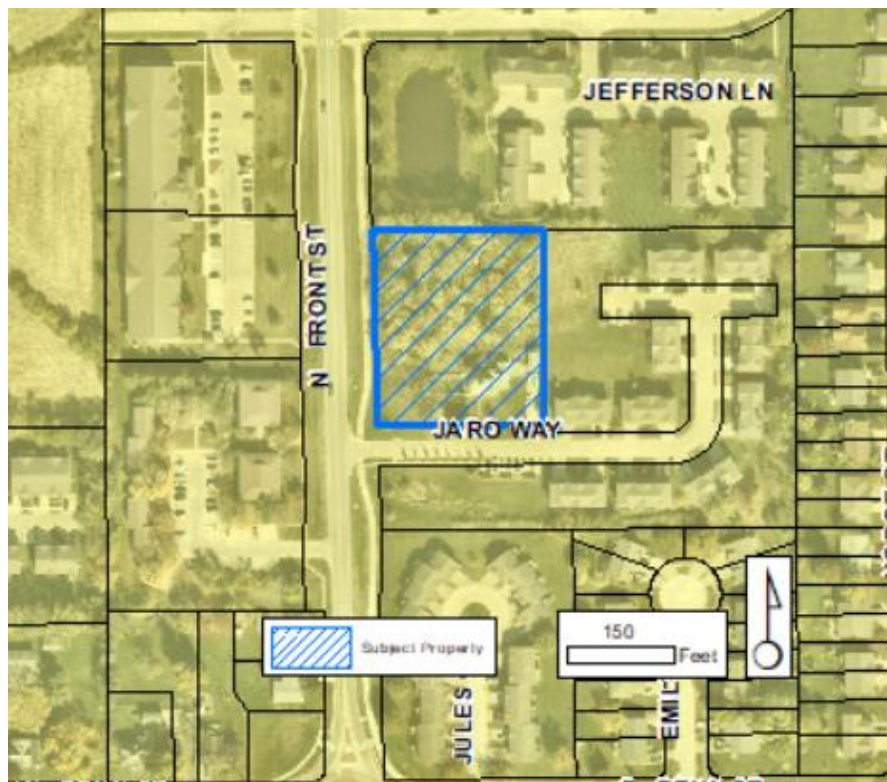
The property is currently zoned RS-3 Single-Unit Residence District.



2. Proposed Zoning:

The applicant is requesting a rezoning to the RM-21 Multi-Unit Residence District. The RM-21 District is intended to provide and maintain high-density, multiple-unit housing residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-21 District.

3. Comprehensive Plan Future Land Use Map Designation: Residential.



The North Liberty Comprehensive Plan articulates the following regarding residential uses:

The plan promotes the development of a diversified housing stock that is affordable to a wide range of incomes. Even though general planning goals include limiting residential uses along arterials and in some cases even collector streets, the miles of such frontages within the City make strict adherence to those goals impractical, and landscape buffers, limited access, and smart neighborhood street layouts are utilized to minimize traffic impacts. Higher density residential development is considered to be somewhat of a transitional buffer between office/commercial development and lower density residential neighborhoods, in part because it is practical to locate the greater numbers of residents found in the higher density developments closer to the commercial services they need.

Relevant Comprehensive Plan Policies Related to Land Use:

- Establish and maintain an advantageous property tax situation and pursue a strengthened and sound tax base through a diversification of land uses, including commercial and industrial development, as well as a variety of residential options.
- Concentrate higher density, apartment-type housing in proximity to areas that offer a wide range of existing supportive services, commercial and recreational facilities.

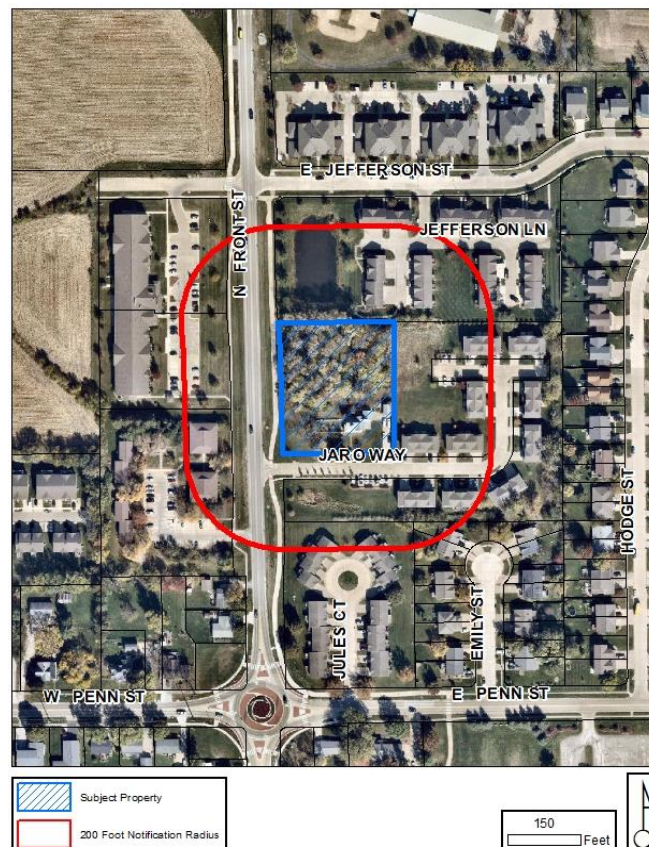
It is staff's opinion that the proposed zoning would be consistent with the Future Land Use Map.

4. Public Input:

Letters were sent to property owners within 200 feet of the subject property notifying them of the February 10, 2022 good neighbor meeting. The map below shows the notice boundary.

Two people attended the meeting and just had general questions about the proposed development.

To date, staff has received one objection from the property owner located at 110 Jefferson Lane. The property owner expressed that he would like for the property to develop with single-unit residences.



5. Analysis of the Request:

The applicant has indicated that the rezoning is to facilitate redevelopment of the property with two 12-unit multi-family buildings and a detached garage. Below is a concept of how the development could be arranged. Please note that preliminary site plan approval (reviewed by Planning Commission, approved by City Council) would be required prior to development of the property.



City design standards for multi-family development are as follows:

- (1) Buildings must be designed with consistent materials and treatments that wrap around all building elevations. There must be a unifying architectural theme for the entire multi-unit development, utilizing a common vocabulary of architectural forms, elements, materials, or colors in the entire structure.
- (2) Building facades must include windows, projected or recessed entrances, overhangs, and other architectural features. Three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a facade.
- (3) Minimum required masonry on front and corner side yard building elevations is 25%,
- (4) A 15% minimum transparency requirement applies to any facade facing a street and is calculated on the basis of the entire area of the facade.

Additionally, the garage would not be permitted to be located between the building and the street.

There is RM-21 zoning to the north and west and RM-8 to the east and south. The RM-8 was recently approved by the City Council for the property to the east and south. The RM-8 zoned development contains 20 units on 4.10 acres. The applicant is part owner of this development and is not able to combine this and subject property due to the ownership structure. However, when analyzed from a density perspective, the density of the two developments would be 44 units on 5.58 acres or 7.89 units to the acre.

Therefore, it is staff's opinion that the proposed RM-21 zoning would be compatible with the area.

6. Additional Considerations:

Staff recognizes that the existing Victorian home on the property would be demolished to accommodate the proposed development. While this would be a loss the historical fabric of North Liberty, there is no effective barrier to preventing its demolition.

Below is the residential unit count in North Liberty, which does not include the proposed development.

SFR	2FR	MFR	MFR w/Comm	MH	Total
3224	1598	2896	230	470	8418
38.30%	18.98%	34.40%	2.73%	5.58%	

As part of the Comprehensive Plan update data collection, staff documented the housing construction over the past 11 years:

SFR	2FR	TH	MF	MFR w/Comm	MH	Total
1,127	568	513	602	72	0*	8418
39.88%	20.10%	18.15%	21.30%	2.55%		

* Not included as there haven't been any manufactured housing park expansions, just replacement units.

It is staff's opinion that the residential unit count data should be further broken down to have townhouses separate from multi-family (apartment style). In that light, staff anticipates the amount of apartment style multi-family units to be relatively low.

7. Recommendation:

Findings:

1. The proposed zonings would be consistent the North Liberty Comprehensive Plan Land Use Plan; and
2. The proposed use and density of the development would be compatible with the area.

Staff recommends the Planning Commission accept the two listed findings and forward the request of Matnic, LLC for a zoning map amendment (rezoning) on approximately 1.48 acres from RS-3 Single-Unit Residence District to RM-21 Multiple-Unit Residence District on property located at 10 Jaro Way to the City Council with a recommendation for approval.

Suggested motion:

I move that the Planning Commission accept the two listed findings and forward the zoning map amendment with the two listed conditions recommended by City staff to the City Council with a recommendation for approval.



Planning Commission
February 1, 2022

Call to Order

Planning Commission Chair Becky Keogh called the February 1, 2022 Planning Commission to order at 6:30 p.m. Commission members present: Barry A'Hearn, Josey Bathke, Jason Heisler, Becky Keogh, Patrick Staber, Dave Willer; absent: Brian Vincent.

Others present: Ryan Rusnak, Ryan Heiar, Tracey Mulcahey, Grant Lientz, Kevin Trom, Katie Colony, John Mamer and other interested parties.

Approval of the Agenda

Bathke moved, Staber seconded to approve the agenda. The vote was all ayes. Agenda approved.

Colony Pumpkin Patch Conditional Use

Staff Presentation

Rusnak presented the request of Colony Acres, LLC, dba Colony Pumpkin Patch on behalf of Colony 1927 for an Agricultural Experience Conditional Use on approximately 63.17 acres of property located on the east side of Front Street NE approximately 130 feet south of East Tartan Drive (2780 Front Street NE). Staff recommends the Planning Commission accept the two listed findings:

1. The approval of the Agricultural Experience Conditional Use would allow the Colony Pumpkin Patch to operate within the City of North Liberty;
2. The Agricultural Experience use complying with the use standards would ensure compatibility with the area; and

forward the request for an Agricultural Experience Conditional Use on approximately 63.17 acres of property located on the east side of Front Street NE approximately 130 feet south of East Tartan Drive (2780 Front Street NE) to the Board of Adjustment with a recommendation for approval subject to the following conditions:

1. That the property be annexed into the City of North Liberty; and
2. That the buildings identified in the staff report not meeting the design standards be permitted to be used in conjunction with the use.

Applicant Presentation

Katie Colony was present and offered to answer questions.

Public Comments

No comments were offered. A letter of support was sent to the Commission earlier today.

Questions and Comments

The Commission discussed the application including future change of business, grandfathering in of existing structures, and replacement of existing structures if damaged.

Recommendation to the Board of Adjustment

Heisler moved, Willer seconded that the Planning Commission accept the two listed findings and forward the request to the Board of Adjustment with a recommendation for approval subject to the two conditions listed by City staff. The vote was: ayes – Keogh, Bathke, Willer, Heisler, A'Hearn, Staber; nays – none; absent – Vincent. Motion carried.

TSS Investments, LLC Site Plan

Staff Presentation

Rusnak presented the request of TSS Investments, LLC to approve a Site Plan for a new building on approximately 2.4 acres of property located at 340 Herky Street. Staff recommends the Planning Commission accept the two listed findings:

1. The industrial use of the property would be consistent with the current I-1 Industrial District and the Comprehensive Plan Future Land Use Map designation of Industrial;
2. The site plan would achieve consistency with North Liberty Code of Ordinances Section 165.04(2) entitled, "Site Plan Requirements" Section 169.12 entitled "Other Design Standards" and other Code of Ordinance requirements;

and forward the request to approve a site plan for a new building at 340 Herky Street to the City Council with a recommendation for approval.

Applicant Presentation

John Marner, MMS Consultants, was present on behalf of the applicant and offered to answer questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no questions or comments on the application.

Recommendation to the City Council

A'Hearn moved, Staber seconded that the Planning Commission accept the two listed findings and forward the site plan to the City Council with a recommendation for approval. The vote was: ayes – Heisler, Willer, Keogh, A'Hearn, Staber, Bathke; nays – none; absent – Vincent. Motion carried.

Public Hearing for Amendment to Previously Approved Planned Area Development

Staff Presentation

Rusnak presented the request of Vintage Estates of North Liberty for an amendment to a previously approved RS-4 PAD Single-Unit Residence District Planned Area Development. The property contains 8.42 acres and is located on the west side of South Jones Boulevard west of

the terminus of Cory Court. Staff recommends the Planning Commission accept the three listed findings:

1. The zoning map amendment would be consistent with the North Liberty Comprehensive Plan Land Use Plan;
2. The proposed use and density of the development would be compatible with the area;
3. The zoning map amendment achieves consistency with Section 168.12 of the North Liberty Code of Ordinances, entitled "PAD Zone – Planned Area Development Overlay District and the site plan achieves consistency with Section 165.04(2) of the North Liberty Code of Ordinances entitled, "Site Plan Requirements;" and

forward the request of Vintage Estates of North Liberty for an amendment to a previously approved RS-4 PAD Single – Unit Residence District Planned Area Development to the City Council with a recommendation for approval subject to the following conditions:

1. That the development be subject to the design standards and maximum height limitations for buildings in the single-unit residence district;
2. That no building in the proposed development have basements;
3. That the setback reduction not affect the design of the stormwater management system.

Applicant Presentation

Jason Ledden, Snyder and Associates was present on behalf of the applicant and offered additional information on the request.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the change in the setbacks, setbacks on multi-family generally, the need for this type of housing in the community, and the numbers of units sold.

Recommendation to the City Council

Willer moved, Heisler seconded that the Planning Commission accept the three listed findings and forward the amendment to the City Council with a recommendation for approval subject to the three conditions listed by City staff. The vote was: ayes – Staber, Willer, A'Hearn, Bathke, Heisler, Keogh; nays – none; absent – Vincent. Motion carried.

Approval of Previous Minutes

Bathke moved, Staber seconded to approve the minutes of the January 4, 2022 meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Rusnak provided an update on the Comprehensive Plan and residential housing growth.

Adjournment

At 6:59 p.m., Staber moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk