

City of Coralville

Planning & Zoning Meeting

April 7, 2021

An **Electronic Meeting** (pursuant to Iowa Code Section 21.8) for the Planning and Zoning Commission of the City of Coralville, Johnson County, IA was held Wednesday, April 7, 2021 at 6:30 PM. Because of COVID-19 a meeting in person is impossible or impractical due to concerns for the health and safety of Members, Staff and the Public, until further notice all of our Planning and Zoning Meetings are offered electronically. Persons maintain the opportunity to offer public comments at City Hall at the time of the meeting. Recorded webcasts of this meeting are on Mediacom 118-8 and on-demand at www.coralville.org/coralvision.

Staff: Community Development Director Dave Johnson,
Administrative Assistant Dee Marshek and Communications Specialist Jon Hines

1. Call meeting to order 6:30 p.m.
2. Roll Call: Arens, Nguyen, Wilson, Taylor, and Wenman
Absent: Knudson and Fesler
3. Approve April 7, 2021 Agenda.

Motion to Approve: Wilson

2nd: Taylor

Motion Carried: 5- 0

4. Approve March 3, 2021 Minutes.

Motion to Approve: Wenman

2nd: Nguyen

Motion Carried: 5- 0

5. **Public Hearing** request by Swarm R.E. Partners, LLC / James Rizzuti is for the approval of the Rezoning from C-2 to C-PUD-2, and a PUD-B Site Plan of Lot 2, Heartland Plaza, Part Five.

Public Hearing Open:

Brian Lang with Olsson the engineering firm that represents Raising Cane's and the developer stated he has worked with the Staff to meet all the requirement necessary to move forward with this project and is available for any questions.

Public Hearing Closed:

a) Consider approval of the Rezoning.

Motion to Approve: Nguyen

2nd: Taylor

Staff Member Dave Johnson stated the City has worked with the engineer on this project and it has come along way in the design process. Staff has reviewed this application and they do meet the design requirements for the West Land Use area. Materials, landscaping and stormwater were discussed and also meet the requirements as well. This is the former Village Inn site which will be demolished. The proposed project is considered a new development. The site does conform with the Land Use Map, the City of Coralville's Land Use Plan as well as all development standards. Staff Member Dave Johnson showed the building elevations and added the sign height had been reduced from 25' to 15' since this site plan had been distributed to the Commission.

Roll Call Vote –

Wenman – Aye Wilson– Aye

Taylor – Aye Arens– Aye

Nguyen – Aye

Motion Carried: 5 - 0

b) Consider approval of the PUD-B Site Plan.

Motion to Approve: Wilson

2nd: Taylor

Roll Call Vote –

Arens– Aye Nguyen – Aye

Taylor – Aye Wilson– Aye

Wenman – Aye

Motion Carried: 5 - 0

6. Meeting adjourns

Motion to Approve: Nguyen

2nd: Wenman

Motion Carried: 5 – 0 @ 6:38 p.m.

Respectfully submitted by,
Dee Marshek