



# City of Coralville

## Planning & Zoning Commission Meeting

### June 1, 2022

Staff: Community Development Director Dave Johnson,  
Administrative Assistant: Sarah Horning

1. Call meeting to order 6:00 p.m.
2. Roll Call:  
Present: Fesler (via speakerphone), Holderness, Arens, Taylor  
Absent: Casserly, Freidhof, Wenman
3. Approve June 1, 2022 Agenda.

**Motion to Approve:** Arens

**2nd:** Holderness

**Motion Carried: 4 - 0**

4. Approve April 6, 2022 Minutes.

**Motion to Approve:** Holderness

**2nd:** Arens

**Motion Carried: 4 - 0**

5. a) **Public hearing requested by 965 Development Co. to consider recommending the rezoning of Lot 7, Coral Ridge Commerce Park from C-2 Arterial Commercial District to C-PUD-2 Commercial Planned Unit Development Two District and a PUD-B Site Plan.**

**Public Hearing Open:**

John Marner with MMS (present via speaker phone), representing the applicants, stated that the site plan consists of two buildings that will contain restaurants and retail space and that the required stormwater bio cell for the area will be located

in the southwest corner of the property. Marner also stated that additional landscaping will be added along Coral Ridge Ave. and Crosspark Rd.

**Public Hearing Closed.**

**Motion to Approve:** Arens

**2nd:** Holderness

**Discussion:**

Staff member Dave Johnson stated that this request has been reviewed by city staff and is consistent with the Coralville Community Plan and West Land Use Area Master Plan.

**Roll Call Vote**

Fesler - Aye

Arens – Aye

Holderness – Aye

Taylor - Aye

**Motion Carried: 4 - 0**

**b) Public hearing requested by 965 Development Co. to consider recommending approval of PUD-B Site Plan for Lot 7, Coral Ridge Commerce Park.**

**Public Hearing Open:**

**Public Hearing Closed.**

**Motion to Approve:** Holderness

**2nd:** Arens

**Discussion:**

**Roll Call Vote**

Arens - Aye

Holderness - Aye

Fesler - Aye

Taylor – Aye

**Motion Carried: 4 - 0**

c) **Public hearing requested by 965 Development Co. to consider recommending approval of the final plat for Lot 7, Coral Ridge Commerce Park.**

**Public Hearing Open:**

**Public Hearing Closed.**

**Motion to Approve:** Arens

**2nd:** Holderness

**Discussion:**

**Roll Call Vote**

Holderness - Aye

Arens - Aye

Fesler - Aye

Taylor - Aye

**Motion Carried: 4 – 0**

6. **Public hearing requested by Westcor Land, LLC to recommend approval to recommend approval of final plat for Westcor Drive, Part 1.**

**Public Hearing Open:**

**Public Hearing Closed.**

**Motion to Approve:** Holderness

**2nd:** Arens

**Discussion:**

Staff member Dave Johnson stated that this is a 28.5 - acre parcel that includes the area to connect Westcor Drive. Johnson stated that city staff have reviewed that final plat and finds that it conforms with the requirements for filing and that it meets city code. He also stated that the connection of this road is integral to the continued development of the southwest portion of the West Land Use area.

**a) Vote to recommend approval final plat for Westcor Drive, Part 1.**

**Roll Call Vote**

Fesler - Aye

Holderness - Aye

Arens- Aye

Taylor- Aye

**Motion Carried: 4 – 0**

- 7. Motion to Adjourn: Arens  
2nd: Holderness**

**Motion Carried: 4 – 0**

**Meeting adjourned at 6:07 PM**

Respectfully submitted by,  
Sarah Horning