



# City of Coralville

## Planning & Zoning Commission Meeting

### September 1, 2021

Staff: Community Development Director Dave Johnson,  
Administrative Assistants: Collette Ledger and Sarah Horning

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

**Motion to Approve:** Nguyen

**2nd:** Fesler

**Motion Carried: 6 - 0**

4. Approve July 7, 2021 Minutes.

**Motion to Approve:** Wenman

**2nd:** Fesler

**Motion Carried: 6 - 0**

5. **Public Hearing:**

Public hearing requested by Steele Capital Management, Inc. to recommend approval of preliminary and final plats for Redhawk Subdivision, Part 3.

#### **Public Hearing Open:**

Lacey Sexton Stutzman with MMS Consultants, on behalf of Steele Capital Management, Inc. stated this is a straight forward preliminary and final plat. They are requesting their outlot be made into a buildable lot. It is understood that it would have to go through a rezoning and site plan process for development at a future time.

**Public hearing Closed:**

**a) Consider recommending approval of the preliminary plat:**

**Motion to Approve:** Knudson

**2nd:** Fesler

Staff Member Dave Johnson stated that the staff has reviewed the preliminary and final plats and find that they conform with the requirement set forth in the zoning code.

Board Member Knudson requested the area be identified and why this vote was necessary. Lacey Sexton Stutzman explained that this was an outlot designated for future development that would eventually have to be platted. Staff Member Dave Johnson confirmed the property would have to go through the rezoning and site plan review process. This property is located in the West Land Use area and any development would require a PUD zoning and site plan.

**Roll Call Vote**

Taylor - Aye	Fesler - Aye
Nguyen - Aye	Knudson - Aye
Wenman - Aye	Arens - Aye

**Motion Carried: 6 – 0**

**b) Consider recommending approval of the final plat**

**Motion to Approve:** Nguyen

**2nd:** Taylor

**Roll Call Vote**

Wenman - Aye	Knudson - Aye
Taylor - Aye	Fesler - Aye
Nguyen - Aye	Arens - Aye

**Motion Carried: 6 – 0**

Board Member Arens asked if there was additional news to consider for next month. Staff Member Dave Johnson stated he received a preliminary plat application for a property located north of HWY 6 and east of Westcor Drive, to dedicate a road to

connect to Western Hills Mobile Home Court for future expansion.

**Motion to Adjourn:** Nguyen  
**2nd:** Knudson

**Motion Carried: 6 – 0**

**7.** Meeting adjourns 6:37 PM

Respectfully submitted by,  
Collette Ledger