



City of Coralville

Planning & Zoning Commission Meeting

November 3, 2021

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

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

Motion to Approve: Nguyen

2nd: Wilson

Motion Carried: 5 - 0

4. Approve October 6, 2021 Minutes.

Motion to Approve: Wenman

2nd: Taylor

Motion Carried: 5 - 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 the only change from the previously submitted plat is that the owners are requesting to plat Outlot C which will be Lot 2.

Public Hearing Closed.

a) Consider recommending approval of the preliminary plat for Redhawk Subdivision Part 3:

Motion to Approve:

1st: Wilson

2nd: Nguyen

Roll Call Vote

Wenman - Aye Nguyen - Aye

Wilson - Aye Arens - Aye

Taylor- Aye

Motion Carried: 5 – 0

b) Consider recommending approval of the final plat for Redhawk Subdivision Part 3:

Motion to Approve:

1st: Taylor

2nd: Wilson

Roll Call Vote

Nguyen - Aye Wilson- Aye

Taylor - Aye Arens - Aye

Wenman- Aye

Motion Carried: 5 – 0

6. Public Hearing:

Public hearing requested by Jajesska, LLC, Inc. to recommend approval of final plat for Ridgeview Subdivision.

Public Hearing Open:

Public Hearing Closed.

a) Consider recommending approval of the final plat of Ridgeview Subdivision:

Motion to Approve:

1st Wenman

2nd: Nguyen

Discussion:

Staff member Dave Johnson explained the final plat includes Jones Blvd. which is an important connection piece in the West Land Use Area.

Roll Call Vote

Nguyen – Aye Wenman - Aye

Taylor - Aye Arens - Aye

Wilson- Aye

Motion Carried: 5 – 0

7. Public Hearing:

Public hearing requested by Thomas and Sandra Kaloupek to recommend approval of preliminary and final plats for Intensity Drive Subdivision.

Public Hearing Open:

Gina Landau of MMS consultants stated that this is a County subdivision and the intent is to create one additional buildable lot on the Kaloupek’s property in order for their son build a home there. Landau also stated that even though this is a County subdivision, they need the city’s approval proceed, because the property falls within the two-mile fringe area of Coralville.

Public Hearing Closed.

a) Consider recommending approval of the preliminary plat of Intensity Drive Subdivision:

Motion to Approve:

1st: Taylor

2nd: Wilson

Discussion:

Staff member Dave Johnson stated that the proposed subdivision will not have any negative impact on Coralville’s community and regional land use or transportation plans. It is therefore recommended by City Staff the Planning and Zoning Commission support the proposed plats.

Roll Call Vote

Nguyen – Aye Wilson - Aye
Taylor - Aye Arens - Aye
Wenman - Aye

Motion Carried: 5 – 0

b) Consider recommending approval of the final plat of Intensity Drive Subdivision:

Motion to Approve:

1st: Wilson

2nd: Taylor

Roll Call Vote

Nguyen – Aye Wenman - Aye
Taylor - Aye Arens - Aye
Wilson- Aye

Motion Carried: 5 – 0

8. Planning & Zoning Commission Meeting Start Time

Motion to Approve:

1st: Nguyen

2nd: Taylor

Discussion:

The Planning & Zoning Commission held a discussion to consider changing their meeting start times from 6:30 p.m. to 6:00 p.m. Staff member Dave Johnson stated that this change would better accommodate schedules and would align with the meeting start time of the Board of Adjustment. City Staff coordinated with City Administration and the proposed change in start time is supported.

Roll Call Vote

Wenman– Aye Nguyen – Aye
Wilson – Aye Arens – Aye
Taylor- Aye

Motion Carried: 5 – 0

9. Review of additional property added to Coralville Urban Renewal

Motion to consider recommending amendments to the council of the urban renewal areas.

Motion to Approve:

1st: Wenman

2nd: Wilson

Discussion:

Staff member Dave Johnson and the commission discussed how the base rate for the Urban Renewal project would be affected by this amendment.

Roll Call Vote

Wilson – Aye Wenman - Aye
Taylor - Aye Arens - Aye
Nguyen- Aye

Motion Carried: 5 –0

10. Review of additional property added to Mall & Highway 6 Urban Renewal areas.

Motion to consider recommending amendments to the council of the urban renewal areas.

1st: Nguyen

2nd: Taylor

Roll Call Vote

Wenman – Aye Nguyen - Aye
Wilson - Aye Arens - Aye

Taylor- Aye

Motion Carried: 5 –0

11. Motion to Adjourn:

1st: Taylor

2nd: Wilson

Motion Carried: 5 –0

Meeting adjourns 6:42 PM

Respectfully submitted by,
Sarah Horning