

# City of Coralville

## Planning & Zoning Meeting

### June 5, 2019

**Staff:** Building & Zoning Official Jim Kessler, Administrative Assistant Ashton Reisner

1. Call meeting to order 6:30 p.m.
2. Roll Call: Snyder, Nguyen, Fesler, Arens, Wilson, Wenman  
Absent: Taylor
3. Approve June 5, 2019 Agenda.

**Motion to approve the Agenda:** Arens

**2nd Motion:** Snyder

**Motion Carried:** 6-0

4. Approval of May 1, 2019 Minutes.

**Motion to Approve:** Wilson

**2nd Motion:** Nguyen

**Motion Carried:** 6-0

5. **Public Hearing** request by Coral Galleria LC is for the approval of the Amended C-PUD-1/PUD-A Site Plan and an Amended Preliminary Plat of Coral Galleria Part Four

#### **Public Hearing Open**

Nobody wishes to speak on the project.

#### **Public Hearing Closed**

#### **Committee/Staff Discussion**

Kessler explains how the outlot turned into 4 different lots. There was a strip mall and parking lot but instead, they are adding 4 commercial buildable lots. There will be a road/private street (must do that in order to be legal). No access to this private frontage from Highway 6, only James St.

- a) Consider approval of the Amended C-PUD-1/PUD-A Site Plan

**Motion to Approve:** Arens

**2nd Motion:** Snyder

**Roll Call Vote:** Snyder: Aye  
Nguyen: Aye  
Fesler: Aye  
Arens: Aye  
Wilson: Aye  
Wenman: Aye

**Motion Carried:** 6-0

b) Consider approval of the Amended Preliminary Plat.

**Motion to Approve:** Nguyen

**2nd Motion:** Arens

**Roll Call Vote:** Snyder: Aye  
Nguyen: Aye  
Fesler: Aye  
Arens: Aye  
Wilson: Aye  
Wenman: Aye

**Motion Carried:** 6-0

**6. Public Hearing** request by Coral Galleria LC is for the approval of the PUD-B Site Plan and a Final Plat of Coral Galleria Part Four, Lot 1.

**Public Hearing Open**

Nobody wishes to speak on the project.

**Public Hearing Closed**

**Committee/Staff Discussion**

Kessler describes Lot 1 and what the main focus will be in Lot 1. This lot is going to be used as a car wash. Citizens will come in off of James St. The car wash is laid out so 3 vehicles can enter the lot at one time and then proceeding into a single file line and turning into the wash. Vacuums are indoors and if patrons would like to use a vacuum they would simply snake into the other side of the building following their car wash. Kessler discusses the covenants that were set years ago on design and color. In order to be in compliance, this building must change the bright orange into an earthy tone, the metal into stone or brick, and it must lower the tower part of the building. We do not have an up to date drawing of these changes at this time.

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

**Motion to Approve:** Wenman – approve with contingent on aesthetic changes & staff approval

**2nd Motion:** Wilson - approve with contingent on aesthetic changes & staff approval

**Roll Call Vote:** Snyder: Aye  
Nguyen: Aye  
Fesler: Aye  
Arens: Aye  
Wilson: Aye  
Wenman: Aye

**Motion Carried:** 6-0

b) Consider approval of the Final Plat.

**Motion to Approve:** Wenman - approve with contingent on aesthetic changes & staff approval

**2nd Motion:** Nguyen - approve with contingent on aesthetic changes & staff approval

**Roll Call Vote:** Snyder: Aye  
Nguyen: Aye  
Fesler: Aye  
Arens: Aye  
Wilson: Aye  
Wenman: Aye

**Motion Carried:** 6-0

7. Meeting adjourns @ 6:45pm

**Motion to Adjourn:** Snyder

**2nd Motion:** Arens

**Motion Carried:** 6-0