



City of Coralville

Planning & Zoning Commission Meeting

January 4, 2023

Staff: Community Development Director Dave Johnson
Administrative Assistant: Collette Ledger

1. The meeting was called to order at 6:00 p.m.
2. Chairperson Ron Wenman welcomed new commission members Danielle Sitzman and Adeola Dokun and invited them to introduce themselves.
3. **Roll Call:**
Present: Dokun, Freidhof, Holderness, Sitzman & Wenman
Absent: Taylor
4. **Approval of January 4, 2023 Agenda.**

Motion to Approve:

1st: Freidhof

2nd: Holderness

Motion Carried: 5 - 0

5. **Approval of October 5, 2022 Minutes.**

Motion to Approve:

1st: Holderness

2nd: Freidhof

Motion Carried: 5 – 0

6. Election of Officers:

Chairperson Wenman reviewed the process for electing officers. He noted the first meeting of each calendar year the Commission elects a new Vice-Chairperson and the previously elected Vice-Chairperson assumes the Chairperson position. He reviewed the roles of officers and welcomed nominations. Commissioner Freidhof nominated Commissioner Holderness to serve as Co-Chairperson. Chairperson Wenman seconded the nomination.

Motion to Approve:

1st: Freidhof

2nd: Wenman

Motion Carried: 5 - 0

7. Public Hearing:

Request by Woodspring Suites One, LLC to recommend rezoning Westcor Business Park, Part 14, parcel number 0635276007, from the Industrial Planned Unit Development One District (I-PUD-1) to the Commercial Planned Unit Development Two District (C-PUD-2) and a PUD-B Site Plan and a Final Plat.

Public Hearing Open:

John Crump, Chief Operating Officer of JD Royal Hospitality and developer of the project, explained they would be building a 139-room dual-branded hotel (Avid/Candlewood - IHG) and a separate retail building. He explained the project will be located in a gateway of Coralville and it will be a large investment into the community. He stated this will one of the largest Avid/Candlewood hotels in the United States and will serve long and short-term stays.

Public Hearing Closed.

a) Consider recommending approval of the rezoning from I-PUD-1 to C-PUD-2

Staff member Dave Johnson reviewed the staff report. He stated the proposed hotel and retail building have been reviewed by Staff. The buildings comply with the architectural guidelines. The site design complies with the bulk regulations for West Land Use Area Regional Commercial Uses as well as the parking, landscape and screening guidelines. The land use plan supports the proposed hotel and retail uses. The final plat conforms with the requirements for preparation and filing.

Motion to Approve:

1st: Holderness

2nd: Sitzman

Motion Carried: 5 – 0

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

Motion to Approve:

1st: Sitzman

2nd: Freidhof

Motion Carried: 5 – 0

c) Consider recommending approval the Final Plat

Motion to Approve:

1st: Sitzman

2nd: Holderness

Motion Carried: 5 – 0

8. Motion to Adjourn

1st: Holderness

2nd: Sitzman

Meeting Adjourned.

Respectfully submitted by,
Collette Ledger