



City of Coralville

Planning & Zoning Commission Meeting

February 2, 2022

Staff: Community Development Director Dave Johnson

Administrative Assistant: Collette Ledger

1. Call meeting to order at 6:00 p.m.

2. Chairperson Laura Taylor welcomed the new members Brad Freidhof, Dan Holderness and Eve Casserly and invited them to introduce themselves. Brad Freidhof gave a brief background on himself and Dan Holderness followed with his background. Eve Casserly was present, but could not participate due to technical difficulties.

3. **Roll Call:**
Present: Holderness, Casserly, Taylor, Wenman, Freidhof, and Arens
Absent: Fesler

4. **Approval of February 2, 2022 Agenda.**

Motion to Approve: Arens
2nd: Holderness

Motion Carried: 5 - 0

5. **Approval of November 3, 2021 Minutes.**

Motion to Approve: Arens
2nd: Wenman

Motion Carried: 5 - 0

6. **Election of Officers:**

Staff member Dave Johnson gave information regarding the election of the vice chairperson and thanked Paul Arens and Laura Taylor for their service as chairpersons.

Brad Freidhof nominated Commissioner Wenman to serve as Vice-Chairperson. Commissioner Wenman accepted the nomination.

Motion to Approve: Freidhof

2nd: Holderness

Motion Carried: 5 - 0

7: Public Hearing:

Public hearing requested by NSA Property Holdings, Inc. to recommend amending the PUD-B Site Plan for Coralville Industrial Park No. 2, Fourth Addition.

Public Hearing Open:

Lacey Sexton Stutzman with MMS Consultants, on behalf of NSA Property Holdings, Inc. stated that this is a 9,000 sq. foot building addition on an existing site for the former Quality Care site. Dean Moore has worked with staff person Dave Johnson and city staff to prepare the site plan for presentation to the Commission.

Public Hearing Closed.

a) Consider recommending approval of amending the PUD-B Site Plan for the Coralville Industrial Park No. 2, Fourth Addition:

Motion to Approve:

1st: Wenman

2nd: Arens

Staff member Dave Johnson stated this is a 48-unit storage addition to the building at 2100 James St. This is a 9,025 sq. ft. addition with an additional 7,000 sq. ft. in impervious surface. A bio-retention cell will be provided on the south side of the building in order to accommodate water quality mitigation on the property. This is currently zoned I-PUD-2 and is designated as industrial on the land use map. Warehousing and storage are allowed uses in this area.

Staff member Johnson stated in addition to building improvements, Staff is requesting additional items to bring it up to current code standards, that includes landscaping. The property owner will add trees in the right of way and near the front of the building to comply with the Landscaping and Appearance standards in Chapter

165.37 of city code. They will also comply with city code requiring a minimum of 100 percent of a building wall that fronts a street to be constructed of brick, stucco EIFS, or stone.

Vote on the approval to amend the PUD-B Site Plan for the Coralville Industrial Park No. 2, Fourth Addition:

Motion Carried: 4 - 1

- b) Consider recommending approval of amending the I-PUD-2 Site Plan for the Coralville Industrial Park No. 2, Fourth Addition:

Motion to Approve:

1st: Holderness

2nd: Arens

Motion Carried: 5 – 0

Staff member Dave Johnson gave brief description of upcoming projects that the commission may see in the future.

8. Meeting adjourned @ 6:44 pm