



# City of Coralville

## Planning & Zoning Commission Meeting

### April 6, 2022

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

1. Call meeting to order 6:00 p.m.
2. Roll Call: Fesler, Holderness, Casserly, Arens, Wenman, Freidhof, and Taylor
3. Approve April 6, 2022 Agenda.

**Motion to Approve:** Fesler  
**2nd:** Casserly

**Motion Carried: 7 - 0**

4. Approve March 2, 2022 Minutes.

**Motion to Approve:** Casserly  
**2nd:** Arens

**Motion Carried: 7 - 0**

5. Public hearing requested by Coralville West, LLC to recommend approval of final plat for Coral Six Square, Part 1

**Public Hearing Open:**

**Public Hearing Closed.**

**Motion to Approve:** Arens  
**2nd:** Holderness

**Discussion:**

Staff member Dave Johnson stated that this plat will record the Right-Of -Way and alignment for the future Coral Six Square Drive and that the drive will provide needed access for the future expansion of Western Hill Mobile Home Park. The plat also describes two out lots to the east and west that have been identified for future development. Johnson also stated that city staff has reviewed the plat and finds it in accordance with required preparation filing outlined in City Code.

**Roll Call Vote**

Freidhof - Aye      Arens - Aye  
Fesler - Aye      Wenman - Aye  
Holderness - Aye    Taylor- Aye  
Casserly - Aye

**Motion Carried: 7 - 0**

- 6. a) **Public hearing requested by Iowa Corridor Company to recommend rezoning from C-PUD-1 to C-PUD-2 for Lot 1, Redhawk Subdivision, Part 3.**

**Public Hearing Open:**

John Marner with MMS, on behalf of the applicants, stated that the rezoning is needed for a proposed Dunkin’ Donuts drive-thru restaurant. Marner also stated that they have been actively working with city staff on the design and have adjusted it to meet the needs of the area, which includes extra landscaping and screening along both Coral Ridge Avenue, and along the trail that stretches from Coral Ridge Ave. back to the Redhawk development. The building will include two drive-thru lanes, as well as parking for walk-in customers. Also included in the plan biocells located in both the center portion and northwest corner of the property.

**Public Hearing Closed.**

**Motion to Approve:**

1<sup>st</sup>: Wenman  
2<sup>nd</sup>: Arens

**Discussion:**

Commission member Freidhof asked for clarification on the differences and benefits of rezoning the property to C-PUD-2. Staff member Johnson stated that C-PUD-1 is used to establish master development plans for large, long term

projects and that once more specific details are identified that is when it would move from the master planning stage to a more detailed development plan, which is covered by the C-PUD-2 zoning.

**Roll Call Vote**

Holderness - Aye      Freidhof - Aye

Casserly - Aye      Fesler - Aye

Arens - Aye      Taylor – Aye

Wenman - Aye

**Motion Carried: 7- 0**

**b) Public hearing requested by Iowa Corridor Company to recommend approval of a PUD-B Site Plan for Lot 1, Redhawk Subdivision, Part 3.**

**Public Hearing Open:**

**Public Hearing Closed.**

**Motion to Approve:**

**1<sup>st</sup>:** Holderness

**2<sup>nd</sup>:** Freidhof

**Discussion:**

Staff member Johnson stated that the materials for this project is predominately masonry and common to the West Land Use Area and that all materials and site design proposed align with the design and site requirements of the West Land Use Area Master Plan.

**Roll Call Vote**

Arens - Aye      Holderness - Aye

Wenman - Aye      Casserly - Aye

Freidhof - Aye      Taylor - Aye

Fesler - Aye

**Motion Carried: 7 – 0**

**7. Public hearing requested by 13th St. Lots, LLC. to recommend approval to amend the Coralville Community Plan Land Use Map from Open Space to Low Density Residential.**

**Public Hearing Open:**

Resident Bruce Zobeck of 2032 13th St. stated that he would like to gain more information on this proposal and wants to understand how the public would access these land parcels if they are developed, since no access currently exists.

Resident Debra Gregory-Mitchener of 1606 Pine Ridge Ct. stated she is the current property owner of these parcels and that the parcels were initially designated low density residential prior to the 1992 Coralville Community Plan Land Use Map, but for unknown reasons the designation was changed to Open Space on the 2014 Coralville Community Plan Land Use Map. She stated she believes this to be a mistake that needs to be rectified. She also stated that she is the owner of two properties at 1919 & 2001 13<sup>th</sup> St that are adjacent to the site and that they could serve as a potential access point for possible future development of the site since a utility easement currently exists between the two properties. She also stated that the access point would need future approval by Mid-American Gas Company.

Staff member Johnson stated that these two parcels of land contain approximately 3.6 acres and approximately 1.5 acres cannot be developed due to a large Mid-America gas pipeline easement that runs through it. Staff member Johnson did note that this does not necessarily exclude future development of this area as a whole and that it could be considered for possible future development. Johnson stated that the area surrounding said properties are currently classified as both low and medium density residential on the current 2014 Land Use Plan Map. Staff member Johnson also stated that the only thing the commission needs to consider is whether the proposed amendment would have a detrimental impact on the character of the area or use of adjoining streets. Specific development would be addressed at a future date as part of a site plan or rezoning application.

Commission member Eve Casserly asked whether this property would be considered somewhat useless the way it is currently designated. Resident Lynn Snyder stated that she is the former owner of the land and that she maintained it for several years for her family, before her sister, Debra Gregory-Mitchener inherited it. She stated that they had been under the impression all along that the land was classified as Low Density Residential and buildable and at one point submitted proposed plans to the city for possible development. Snyder also stated that she was a member of the 2014 Land Use Plan Committee and at that time she was unaware that the designation to Open Space had taken place. Snyder also noted that the current designation of Open Space has prevented

them from selling and developing the property and believes the designation made in 2014 was a mistake that needs to be rectified.

Zobeck stated that he believes the designation of Open Space was not a mistake due to the large gas pipeline easement and expressed concern that future development at or around it could be considered dangerous. He also stated that the pipeline markers are hard to find, but that there is one located in the middle of the property. Zobeck also stated that he would like this proposal to be put on hold until there is more information.

Snyder stated that the area had been previously surveyed and that the pipelines have been located. She said there are three pipelines total in that easement and that one is abandoned and the other two are active distribution lines. She also stated that, in her opinion, developing the land adjacent to the pipeline easement is no more dangerous than what had been built around it previously. Snyder also stated that failing to change the designation to Low Density would in a sense take away her rights as a property owner and her right to do develop or sell her land. She also stated that without the change, she will not be able to continue to maintain and pay taxes on the properties.

**Public Hearing Closed.**

**Motion to Approve:**

**1st:** Arens

**2nd:** Wenman

**Discussion:**

Commission member Arens stated that he was also a member of the 2014 Land Use Map Commission and that his notes from that time do not show this issue being discussed at all and is not sure why or how the land parcels were changed to Open Space.

Commission member Freidhof asked Johnson to re-read the description of what the commission needs to consider when voting on this issue. Johnson stated that the commission needs to consider whether that change in designation to Low Density, which matches the designation of the surrounding area, would have a negative impact on the character of the area.

Freidhof stated that he would prefer this area remain Open Space, but feels that at this time that is not appropriate and suggested the owner submit a plat to the commission for review that would include some open green space and

suggested they include a possible out lot for stormwater runoff for the new development. He also stated while he prefers the Open Space designation, he does not want to take away the rights of the property owner to develop the land, if it is possible, and proposes moving this item forward while being prepared to review and discuss it again in the future.

Commission member Fesler agreed with Freidhof, that the use of the land with the designation of Open Space is questionable and noted that the existing homes in the area have been next to the gas line easement for a long time without any major issues.

**a) Vote to recommend approval to amend the Coralville Community Land Use Plan Map from Open Space to Low Density Residential.**

**Roll Call Vote**

Fesler - Aye            Wenman - Aye  
Holderness - Aye    Freidhof - Aye  
Casserly - Aye        Taylor - Aye  
Arens - Aye

**Motion Carried: 7 – 0**

**7. Motion to Adjourn:**

**1st:** Freidhof  
**2nd:** Arens

**Motion Carried: 7 – 0**

**The meeting was adjourned at 6:42 PM**

Respectfully submitted by,  
Sarah Horning