



# City of Coralville

## Planning & Zoning Commission

### Meeting

### October 6, 2021

Staff: Community Development Director Dave Johnson,  
Administrative Assistants: Collette Ledger and Sarah Horning

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

**Motion to Approve:** Nguyen

**2nd:** Knudson

**Motion Carried: 6 - 0**

4. Approve September 1, 2021 Minutes.

**Motion to Approve:** Knudson

**2nd:** Taylor

**Motion Carried: 6 - 0**

5. **Public Hearing:**

Public hearing requested by Coralville West, LLC. to recommend approval of the preliminary plat for the Coral Six Square Addition.

**Public Hearing Open:**

**Public hearing Closed:**

- a) **Consider recommending approval of the preliminary plat:**

**Motion to Approve:** Wenman

**2nd: Wilson**

Staff Member Dave Johnson stated this is a subdivision of an 18 acre parcel adjacent to Highway 6 and west of Jones Boulevard and that the plat describes Right-Of Way alignment and future improvements for the future Coral 6 Square Drive, which will provide a second access to Western Hills mobile home park. Staff member Johnson stated that the second access is required in order to allow for the expansion of the mobile home park. The plat also outlines two additional outlots for future development. Staff member Johnson stated that city staff has reviewed the proposed preliminary plat and that it conforms with the requirements for preparation of filing outlined in city code.

Board member Knudson asked what the total number of units allowed are for the mobile home park with the current access road. Staff member Johnson replied that with the current access road, and to comply with today's codes, the park would have normally been limited to approximately 30 units. Staff member Johnson noted that the park is not currently in compliance with city codes due to the fact that it opened in the 1970s. The approval of this plat will allow for the current non-conforming situation within the park to be brought into conformance with current city codes.

**Roll Call Vote**

|              |               |
|--------------|---------------|
| Wilson - Aye | Wenman - Aye  |
| Taylor - Aye | Knudson - Aye |
| Nguyen - Aye | Arens - Aye   |

**Motion Carried: 6 – 0**

**Motion to Adjourn: Knudson**

**2nd: Taylor**

**Motion Carried: 6 – 0**

**6. Meeting adjourns 6:34 PM**

Respectfully submitted by,  
Sarah Horning