



City of Coralville
Planning & Zoning Commission Meeting
November 1, 2023

Staff: Dave Johnson, Community Development Director
Tory Bender, Administrative Assistant

Item 1: The meeting was called to order at 6:00 p.m.

Item 2: Roll Call:

Present: Dokun, Freidhof, Holderness, Sitzman, Arens, Taylor, & Wenman

Item 3: Approval of November 1, 2023 Agenda.

Motion to Approve:

1st: Freidhof

2nd: Arens

Motion Carried: 7-0

Item 4: Approval of September 6, 2023 Minutes.

Motion to Approve:

1st: Arens

2nd: Taylor

Motion Carried: 7-0

Item 5: Public Hearing: Application by the City of Coralville to amend the Corridor Commercial zoning framework and design guidelines in the Coralville West Land Use Area Master Plan.

Public Hearing Open:

Public Hearing Closed:

a) **Consider recommending approval of the text amendments to the West Land Use Area Master Plan.**

Motion to Approve:

1st: Arens

2nd: Holderness

Staff Member Dave Johnson stated the proposed changes include allowing convenience stores with fuel sales, Architectural Metal Panel will be better defined, detached fuel canopy islands

will be prohibited in front yards, the building type requirements for Commercial Office Buildings will be expanded to include civic buildings, and it will add greater specificity and direction for sign design.

Motion Carried: 7-0

Item 6: Preliminary Plat: Application by JARIS Inc. to approve the amended preliminary plat for JARAS Addition.

a) Consider recommending approval of the amended preliminary plat for JARAS Addition.

Motion to Approve:

1st: Holderness

2nd: Taylor

Staff member Dave Johnson stated that City Staff have reviewed the plat and finds it conforms with the requirements for preparation and filing.

Motion Carried: 7-0

Item 7: Motion to Adjourn

1st: Arens

2nd: Freidhof

Meeting Adjourned at 6:05 p.m.

Respectfully submitted by,
Tory Bender