

City of Coralville

Planning & Zoning Meeting

December 4, 2019

Staff: Building & Zoning Official Jim Kessler, Administrative Assistant Ashton Reisner

1. Call meeting to order 6:30 p.m.
2. Roll Call: Nguyen, Taylor, Fesler, Arens, Wilson, Wenman
Absent:
3. Approve December 4, 2019 Agenda.

Arens: **Motion to approve the Amended Agenda.**

Wilson: **2nd Motion.**

Motion Carried: 6-0

4. Approval of November 6, 2019 Minutes.

Wenman: **Motion to Approve.**

Arens: **2nd Motion.**

Motion Carried: 6-0

5. **Public Hearing** request by Watts Group Development, Inc is for the approval of the Revised Preliminary Plat, Final Plat and R-PUD-B Site Plan for The Bluffs at Brown Deer.

Public Hearing Open:

N/A

Public Hearing Closed.

- a) **Consider approval of the Revised Preliminary Plat.**

Arens: **Motion to Approve.**

Nguyen: **2nd Motion.**

Kessler explains the preliminary plat has changed in now there is two lots instead of one. Everything else will be the same except each building will be on it's own lot. Private utility easements are added.

Roll Call Vote: Nguyen: Aye
Taylor: Aye
Fesler: Nay
Arens: Aye
Wilson: Aye
Wenman: Aye

Motion Carried: 5-1

b) Consider approval of the Revised Final Plat.

Arens: **Motion to Approve.**

Taylor: **2nd Motion.**

Roll Call Vote: Taylor: Aye
Fesler: Nay
Arens: Aye
Wilson: Aye
Wenman: Aye
Nguyen: Aye

Motion Carried: 5-1

c) Consider approval of the Revised R-PUD-2/PUD-2 Site Plan

Wenman : **Motion to Approve.**

Wilson: **2nd Motion.**

Roll Call Vote: Fesler: Nay
Arens: Aye
Wilson: Aye
Wenman: Aye
Nguyen: Aye
Taylor: Aye

Motion Carried: 5-1

6. Public Hearing request by Just Dogs Playcare, Inc is for the approval of the Amended I-PUD-2 Site Plan at 4100 Westcor Court.

Public Hearing Open:

Dan Kuenzi from City Construction talked about the business and owners of the building project. The business has been open 16 years and wants to serve more families in the community. City

Construction will be the general contractors on the project and are very excited for the business expansion.

Public Hearing Closed

a) Consider approval of the Amended I-PUD-2 Site Plan.

Taylor: **Motion to Approve.**

Arens: **2nd Motion.**

Kessler explains the expansion project. The addition will be 2198 square feet using the same materials already on the existing building. The project meets the setbacks and all of the City requirements. Kessler asks Kuenzi to explain the concrete pad in the front of the building. Kuenzi explains it is not a concrete pad, but instead an employee break yard area and will also be used for dog walking during obedience classes. This will be an enclosed space with a 6' wooden fence. Kessler tells the committee that because it is an I-PUD every change must be amended.

Roll Call Vote: Arens: Aye
 Wilson: Aye
 Wenman: Aye
 Nguyen: Aye
 Taylor: Aye
 Fesler: Aye

Motion Carried: 6-0

7. Request by Iowa Corridor Group, LLC for the approval of the Final Plat of Redhawk Subdivision.

a) Consider approval of the Final Plat.

Wenman: **Motion to Approve.**

Arens: **2nd Motion.**

Roll Call Vote: Wilson: Aye
 Wenman: Aye
 Nguyen: Aye
 Taylor: Aye
 Fesler: Aye
 Arens: Aye

Motion Carried: 6-0

8. Meeting adjourns @ 6:45pm

Wilson: **Motion to Adjourn.**

Nguyen: **2nd Motion**

Motion Carried: 6-0