

## **OFFICIAL MINUTES**

Vice Chairperson Jacob Limmer called the meeting of the Planning Commission to order on Tuesday, July 1, 2025, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, Emily Braun, Billie Jo Hinrichs, Kyle Jamison, Jacob Limmer, Nick Schmeichel, Roger Solum and Debra Spear. Scot Leddy was absent. Also present were Community Development Director Michael Struck, City Planner Ryan Miller and Associate Planner Bailey Maca. Also present were Janet Merriman, Benjamin Stout, Doris Schumacher, Al Austreim, Rebecca Schmieding, Jeff Struwe, Johnnie Einspahr, Doug Austreim, Mike McClemans and Justin Ruesch from the public.

**Item #5b** – Andrew Vrchota has submitted a petition to rezone the South 110' of Outlot A in the Southwest 1/4 in Section 20-110-49 also known as 716 34<sup>th</sup> Avenue. The request is to rezone the parcel from Agriculture A District to Business B-3 Heavy District. Staff recommends approval.

(Schmeichel/Solum) Motion to approve the rezone. All present voted aye. **MOTION CARRIED.**

## **OFFICIAL SUMMARY**

**Item #5b** – Andrew Vrchota submitted a petition to rezone the South 110' of Outlot A in the SW ¼ 20-110-49, also known as 716 34<sup>th</sup> Avenue, to Business B-3 Heavy District. The owner and the developer of a proposed adjacent storage unit development have a purchase agreement on the property. The property would need B-3 zoning in order to allow for the use of storage units. The property will become part of the Legacy Addition storage unit development. The property is located in a General Industrial future land use category which supports the proposed zoning of B-3. Adjacent property to the south and west was recently rezoned to B-3 and will also be part of the Legacy Addition. Property to the north is zoned Industrial I-1 Light District. To the west is Agriculture District and Planned Development District on City owned land.