

OFFICIAL MINUTES

Vice Chairperson Jacob Limmer called the meeting of the Planning Commission to order on Tuesday, May 6, 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, Kyle Jamison, Scot Leddy, Jacob Limmer, Roger Solum and Debra Spear. Billie Jo Hinrichs and Nick Schmeichel were present via telephone. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present were Sarah Wilson, Shane Andersen, Tyler Brockel, Andrew Austreim, Jacob Mills, Zach Pagel, Angie Boersma, David Kneip, Matthew Weiss, Sandra Callies, Samuel Krueger, Audra Fullerton, Gene Stegeman, Joshua Westwick, Debra Dominiack, Diane Kosbau, Benjamin Stout and Sue Engelman.

Item #5g – Java Companies LLC has submitted a revised site plan for review within the Commercial Corridor Design Review Overlay District. The project is located on Lot 2 in Block 1 of Wiese Addition near the intersection of 6th Street and LeFevre Drive. The Staff recommended approval including a minimum lot size exception and minimum window glazing exception.

(Limmer/Jamison) Motion to approve the amended Commercial Corridor Design Review Overlay District including the requested exceptions. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #5g – Java Companies LLC submitted a revised site plan for review within the Commercial Corridor Design Review Overlay District. The project is located on Lot 2 in Block 1 of Wiese Addition near the intersection of 6th Street and LeFevre Drive. A site plan was approved by the Planning Commission in February 2025. Since then, the site plan has changed to accommodate a future tenant, including the separation of drive thru-lanes, the reduction in size of the two proposed buildings, reduction to window glazing, and reduction to off-street parking.

Boersma was available to represent the request. Aiken asked for more details on the drive thru que length. Boersma stated that building two has 70 feet with an average vehicle being 14-18 feet long. Jamison expressed gratitude for pedestrian access. Limmer asked the reason for no bypass lane on building one. Boersma explained, due to the driveways being fully separate with signage, it was no longer necessary to have a bypass lane for those who entered the incorrect lane.