

OFFICIAL MINUTES

Chairperson Jacob Limmer called the meeting of the Planning Commission to order on Thursday, June 4, 2026, 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, Roger Solum and Debra Spear. Nick Schmeichel was present via conference call. Scot Leddy was absent. Also present were Community Development Director Michael Struck, City Planner Ryan Miller, Associate Planner Bailey Maca and City Engineer Charlie Richter. Also present were Kody Harming, Danny Deen, Kyle Rausch and Samantha Tupper from the public.

Item #7a – Northern Plains Properties LLC has submitted a petition to rezone Block 2 of Northern Plains Addition from a Business B-2A office district to a Planned Development District with a Business B-2A underlying district.

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

OFFICIAL SUMMARY

Item #7a – Northern Plains Properties LLC has submitted a petition to rezone Block 2 of Northern Plains Addition from a Business B-2A Office District to a Planned Development District with a Business B-2A underlying district. Staff recommends approval. A potential use in Block 2 has been identified which would require retail sales to be established as an allowable use. The Business B-2A office district does not allow retail sales. The proposal is to rezone Block 2 to a Planned Development District to allow retail uses permitted in the underlying B-2A District, with specific conditions applied to ensure compatibility with the surrounding area. Under the proposal, businesses would be limited to operating between 7:00 a.m. and 7:00 p.m. In addition, certain uses would be prohibited within the district, including businesses that serve alcohol or cannabis or cannabis-derived products, as well as establishments engaged in tobacco, vape, or nicotine sales. Convenience stores and drive-thru facilities would also be prohibited. The Initial Development Plan proposes three potential buildings utilizing shared parking. Access to the development would be located along Cloverfield Place and Mayfield Drive. No direct access to Main Avenue is proposed.

Rausch, Dakota Land Design, was available to represent the request and explained potential tenants and their desired uses. Tupper, owner of Wink's Fine Jewelry, added that their business is a potential tenant and provided a description of their low impact business. Solum asked if the restriction of business hours was a concern for their business model. Tupper stated that it would not affect their business. Aiken asked if the parcel was located in the Commercial Corridor Design Review Overlay District. Miller confirmed that it was. Aiken asked if a Planned Development District allows exemptions from those regulations. Miller noted that there are not exemptions from the Commercial Corridor requirements for Planned Development Districts.