

**OFFICIAL MINUTES**

Chairperson Greg Fargen called the meeting of the City Planning Commission to order on Tuesday, January 4, 2022, 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, Justin Borns, James Drew, Gregg Jorgenson, Jacob Mills, Lee Ann Pierce, Nick Schmeichel, Roger Solum, and Fargen. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, LJ Prussman, Lyle Prussman, Patrick Ewing, Pat Fishback, Heidi Gullickson – United Way, Kristi Tornquist, City Manager Paul Briseno, and Assistant City Manager Jacob Meshke.

**Item #4a** – Lyle Prussman submitted an application for a Conditional Use Permit on the East One-hundred (E100') Feet of Outlot F, the North One-hundred (N100') Feet of Lots 6 & 7 and all of Outlot E in Block 5 of Parkdale Home Addition, also known as 124 and 130 9<sup>th</sup> Street. The request is for an apartment in the Residence R-2 two-family district.

(Pierce/Jorgenson) Motion to approve the Conditional Use Permit request with drainage measures to be approved by the City Engineer prior to a building permit being issued. All present voted aye.

**MOTION CARRIED.**

**OFFICIAL SUMMARY**

**Item #4a** – The request is for a proposed apartment building in a Residence R-2 two-family district. The lots will be replatted into one lot for this project. In the R-2 zoning district, apartments are allowed by conditional use so long as it will not have a negative impact on adjacent properties due to size and the parking area shall be designed to have minimal impact on surrounding residential properties. The access to this development will be off of 9<sup>th</sup> Street. Based on the number of bedrooms in the proposed building, 20 parking spaces are required. The site plan conforms to all setbacks and lot size requirements in a R-2 zoning district. There will be drainage requirements that will need to be met prior to the issuance of a building permit.

LJ Prussman and Lyle Prussman explained that the residences on the properties were beyond repair and they would like to replace them with a 4-plex. This building will consist of 2-3 bedroom apartments and 2-4 bedroom apartments. This neighborhood does have some duplexes and a few owner occupied houses. Lyle Prussman explained that they will work with the City Engineering Department to take care of any drainage related questions or requirements.

Mills asked about the screening between this property and the property to the west because of the parking. Miller explained that the driveway to the west would need to be straightened. There will not be a shared access drive here. Mills asked if there would be a fence on the west property line. Miller stated that screening would be required on this side.