

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Monday, May 6, 2024, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Scot Leddy, Debra Spear, Jacob Mills, Roger Solum, Kyle Jamison, Jacob Limmer, Nick Schmeichel and Richard Smith. Also present were City Planner Ryan Miller and Community Development Director Michael Struck. Also present were Kaitlin Lee, Andy Lee, Debra Aalderks, Curt Kabris, Brian Brenner, Lyle Prussman, Shawn Storhaug, Matthew Weiss, Katie Murray, Robert Geary, Charles Ziegloff, Kurt Gutormson, Kyle Prodoehl and Patrick Daily.

Item #7b – Lyle Prussman has applied for a Conditional Use Permit to build an apartment at 124 & 130 9th Street which was currently zoned as Residential R-2.

(Schmeichel/Solum) Motion to approve the conditional use permit with staff recommendations of drainage measures to be approved by City Engineering. Spear voted no. All others present voted aye.

MOTION CARRIED.

OFFICIAL SUMMARY

Item #7b – Prussman has applied for a Conditional Use Permit to build an apartment in the Residence R-2 two-family district. The applicant received approval for a Conditional Use Permit for the proposed apartment in 2022 but the original Conditional Use Permit expired per Sec. 94-299 which states that the permit shall expire one year from the date upon which it becomes effective if no significant work has commenced. 124 and 130 9th Street were formerly occupied by single family homes that have recently been demolished. The owner of the two lots proposed to redevelop the lots into a four-unit apartment building which would be allowed by Conditional Use Permit in the R-2 zoning district. The original proposed apartment building would have included a total of four units with two 3-bedroom apartments and two 4-bedroom apartments. Since the initial approval, the minimum parking standards have been amended which would allow additional bedrooms based on the proposed off-street parking. Each proposed consisted of four 4-bedroom units on two-stories and each included a two-stall garage. The units and garages would be accessed from a driveway access along the west side of the building which utilized an existing access drive from 9th Street. The site plan was shifted three feet west since originally approved. This shift allowed for a 10-foot separation from the eastern property line which would provide greater fire separation. The three-feet of driveway located in the west side setback is allowed per ordinance. Screening will be required to the west.

Prussman, property owner, agreed with Miller's recommendation to move the building 3 feet to the west so they would have 10 feet of space on that side. However, he did not want the fence to go all the way to the property line on the northwest corner for line of sight and safety reasons. He would prefer to have the fence end where the building begins. Miller clarified that the fence would be required to screen the parking from adjacent single and two-family residence properties and would not be required the full length in this situation. Jamison asked if there was a city requirement on size of building that requires a stamp from a licensed architect. Miller said that would be addressed during the building permit phase. Jamison's only complaint was the visual aspect not fitting into the area with other dwellings since it's a two-story rectangle with little variation, specifically the north street-facing façade

having no windows. Limmer asked what are allowable uses for the east lot and what is the plan. Miller stated that they are currently two vacant lots and that the west lot will have the apartments and the east-vacant lot may need replatting if they want to have a garage or other structure. The plan presented had a driveway with a concrete pad. Lyle confirmed that it would be concrete. Aiken agreed with Jamison's request for additional architecture on the north to help dress the building up on the street view.

DRAFT