

OFFICIAL MINUTES

Chairperson Scot Leddy called the meeting of the Planning Commission to order on Tuesday, December 2, 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, Nick Schmeichel, Roger Solum and Debra Spear. Billie Jo Hinrichs was present via telephone. Also present were Community Development Director Michael Struck, City Planner Ryan Miller and Associate Planner Bailey Maca. Also present were Andrew Austreim, Adam Porter and Dennis Welbig from the public.

Item #5a – Access Holdings LLC has submitted a petition for annexation of Block 1 in Mills Third Addition in the Northwest Quarter 6-109-49 excluding Lot H1 and H2. The property is generally located southwest of the 20th Street exit onto Interstate 29. The Development Review Team is supportive of the request.

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

OFFICIAL SUMMARY

Item #5a – Access Holdings LLC has submitted a petition for annexation of Block 1 in Mills Third Addition in the Northwest Quarter 6-109-49 excluding Lot H1 and H2. The property is generally located southwest of the 20th Street exit onto Interstate 29. The single parcel for annexation is 3.10 acres in size and is contiguous to City limits along the western and southern sides of the property. The area is located in a phase two annexation priority area, indicating that it is intended for annexation as development reaches the area. Water service is available to the site. Sewer service is not currently available and will require a lift station. Access to the parcel will be controlled by the Department of Transportation. A subsequent rezone to a Business B-2 District will be proposed by the owner. The area is located in an Urban High Intensity future land use category supporting a potential B-2 rezone. There are no floodplain issues.