

OFFICIAL MINUTES

Vice Chairperson Jacob Limmer called the meeting of the Planning Commission to order on Tuesday, July 1, 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, Billie Jo Hinrichs, Kyle Jamison, Jacob Limmer, Nick Schmeichel, Roger Solum and Debra Spear. Scot Leddy was absent. Also present were Community Development Director Michael Struck, City Planner Ryan Miller and Associate Planner Bailey Maca. Also present were Janet Merriman, Benjamin Stout, Doris Schumacher, Al Austreim, Rebecca Schmieding, Jeff Struwe, Johnnie Einspahr, Doug Austreim, Mike McClemans and Justin Ruesch from the public.

Item #5d – Mark Hayes has submitted a Future Land Use Map revision request for 3439 Main Avenue South. The request is to change the Future Land Use Map from Open Wetland to Urban Medium Intensity. Staff recommends approval of the request.

(Schmeichel/Jamison) Motion to approve the future land use map amendments. All present voted aye.

MOTION CARRIED.

OFFICIAL SUMMARY

Item #5d – Mark Hayes has submitted a Future Land Use Map revision request for 3439 Main Avenue South from Open Wetland to Urban Medium Intensity. The Open Wetland future land use category is meant to be applied to areas potentially impacted by wetlands or a high-water table. The property is not impacted by any delineated wetlands or floodplain, however, based on the development suitability map the property is likely impacted by a high-water table and relatively low and flat topography. This development constraint can be mitigated by grading as necessary. Existing zoning includes primarily Joint Jurisdiction (JJ) Agriculture to the north, south and east with Joint Jurisdiction Residence R-3A also to the south and west.

Schmeichel asked what zoning is allowable in Urban Medium Intensity. Miller stated that single family, mixed use, commercial, etc with high connectivity is supported but it does not support higher industrial zoning. Struck stated that Urban Medium Intensity is often associated with supporting B-3. He explained that the new owner is seeking to clean up the site.