

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, August 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 Tanner Aiken, Kyle Jamison, Scot Leddy, Nick Schmeichel, Richard Smith and Debra Spear. Jacob Limmer and Roger Solum were absent. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present were Phillip Altman, Nathan Traffie, Diane Nelson, Patrick Daly, Marty Syrstad, Ken Just, Tim Reid, Jim Burkhardt and Jacob Meshke.

Item #6c – Marty Syrstad submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project is located on Lot 1 in Block 1 of Reserve Fourth Addition near the intersection of 20th Street South and Christine Avenue.

(Smith/Schmeichel) Motion to approve the Commercial Corridor Design Review. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #6c – Marty Syrstad submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The proposed development was located near the intersection of 20th St S and Christine Ave. The proposed development included two phases. The current phase for review consisted of a 20,430 square foot building intended for indoor pet services including boarding. A zoning revision passed in 2023 allowed for pet services in the Business B-2 districts so long as all services, storage areas, retail areas, boarding areas and recreation areas were located entirely within a completely enclosed building. The development would be accessed via Christine Ave. A secondary discharge to 20th St S was included in the plans as a one-way exit only. Parking located to the northwest of the primary building included the necessary number of minimum parking stalls for the use with excess spaces to accommodate the potential future Building 2. The proposed Building 1 included a drop off location at the primary entrance on the north side of the building. The trash enclosure was proposed to be located inside the building with access from a garage door on the southwest corner of the building. The proposed plans met all zoning requirements, commercial corridor design review overlay district requirements and landscape ordinance requirements.

Syrstad, property owner, and Just, RWE Planning + Design, were available for questions. Schmeichel appreciated that the builder followed the guidelines and had not requested variances. Leddy inquired on the use of Building 2. Syrstad explained that it was a potential pet space or leased space depending on growth of the business. Schmeichel asked if the exit only onto 20th St S would be right turn only. Miller said it was suggested at DRT but not required and as shown it was a one way exit with no restriction to right turn only.