

OFFICIAL MINUTES

Chairperson Jacob Limmer called the meeting of the Planning Commission to order on Tuesday, March 3, 2026, 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, Roger Solum and Debra Spear. Nick Schmeichel was present via conference call. Kyle Jamison and Nick Schmeichel were absent. Also present were Community Development Director Michael Struck, City Planner Ryan Miller and Associate Planner Bailey Maca. Also present were Clint Anderson, Shawn Storhaug, Wade Price and Justin Bucher from the public.

Item #1 – Roll Call

Item #2 – Approval of Agenda

(Solum/Braun) Motion to approve the agenda. All present voted aye. **MOTION CARRIED.**

Item #3 – Approval of Minutes

(Aiken/Solum) Motion to approve the February 3, 2026 Minutes. All present voted aye. **MOTION CARRIED.**

Item #4 – Open Forum

Item #5 – Convene as the Board of Adjustment

Item #5a – Clint Anderson has made a request for two variances on Lot 6 exc. W 40', all of Lot 7 & Lot 8 of Railroad Addition, also known as 108/118 Front Street. The requests are for reduced front and rear yard setbacks. Staff recommends approval.

(Solum/Spear) Motion to approve the setback variances. All present voted aye. **MOTION CARRIED.**

Item #6 – Reconvene as the Planning Commission

Item #6a – Bluegill Inc has submitted a petition to rezone portions of Bluegill Second Addition, a portion of Bluegill Third Addition and a portion of the SE 1/4 of the NW 1/4 1-109-50. The request to rezone is being submitted alongside a preliminary plat for additional lots in Bluegill Second and Third Additions. Portions of the area will be rezoned from Agriculture to Residence R-1D Single-Family District and Agriculture to Residence R-3 Apartment District while other portions will be rezoned from R-1D to R-3. Staff recommends approval.

(Aiken/Braun) Motion to approve the rezone. All present voted aye. **MOTION CARRIED.**

Item #6b – Bluegill Inc has submitted a preliminary plat for Lots 1-6 in Block 2 of Bluegill 2nd Addition; Lots 5A-5B in Block 1, Lots 1-5 in Block 3, Lots 1-2 in Block 4 and Lots 1-2 in Block 5 of Bluegill Third Addition. Staff recommends approval.

(Solum/Hinrichs) Motion to approve the preliminary plat. All present voted aye. **MOTION CARRIED.**

Item #6c – Amendments to Sec. 94-362-Home Occupations

Item #6d – 2025 Annual Report

Item #7 – Adjourn

(Braun/Aiken) Motion to adjourn. All present voted aye. **MOTION CARRIED**

The meeting adjourned at 6:59 p.m.

Ryan Miller
Ryan Miller, City Planner

Jacob Limmer
Jacob Limmer, Chairperson

OFFICIAL SUMMARY

Chairperson Jacob Limmer called the meeting of the Planning Commission to order on Tuesday, March 3, 2026, 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, Roger Solum and Debra Spear. Nick Schmeichel was present via conference call. Kyle Jamison and Nick Schmeichel were absent. Also present were Community Development Director Michael Struck, City Planner Ryan Miller and Associate Planner Bailey Maca. Also present were Clint Anderson, Shawn Storhaug, Wade Price and Justin Bucher from the public.

Item #1 – Roll Call

Item #2 – Approval of Agenda

Item #3 – Approval of Minutes

Item #4 – Open Forum

Item #5 – Convene as the Planning Commission

Item #5a – Clint Anderson has made a request for two variances on Lot 6 exc. W 40', all of Lot 7 & Lot 8 of Railroad Addition, also known as 108/118 Front Street. The requests are for reduced front and rear yard setbacks. The property is a corner lot located within the Industrial I-2 heavy district, bordered by 1st Avenue to the west and Front Street to the north. Two existing buildings are located on the parcels. The building located at 108 Front Street is planned to be demolished. The applicant is proposing to expand the building located at 118 Front Street in its place. The proposed building expansion footprint will be 9.6-feet off the rear yard setback and 7.6-feet off the front yard setback. A variance was granted in 1997 allowing the building at 118 Front Street to be constructed within 10 feet of the rear yard setback. However, that variance applies only to the existing structure and does not extend to new construction, requiring the applicant to request a new rear yard setback variance for the proposed building expansion. The front yard setback variance request applies to the portion of the property along 1st Avenue, which dead-ends at the railroad tracks on the south side of the parcels, limiting potential impacts associated with the reduced setback

Anderson, applicant, was available for inquiries. Storhaug, neighbor to the south, explained that he was met with similar issues that required a variance due to the wonky lot lines and expressed support of the request. Hinrichs asked if there was any risk to granting the variance due to the significant reduction of setback. Miller explained that due to the existing structure having the same rear setback, there were no new risks to the south. To the west is an unimproved right-of-way that is not likely to be improved in the future and there is a large boulevard buffer. Aiken asked the reasoning for a reduced setback to the west. Anderson stated that it would allow the structure to have a square look and round dimensions. Limmer asked about handicap access. Anderson stated that the sales manager is confined to a wheelchair and this design would allow him to access both portions of the building more easily.

Item #6 – Reconvene as the Planning Commission

Item #6a – Bluegill Inc has submitted a petition to rezone portions of Bluegill Second Addition, a portion of Bluegill Third Addition and a portion of the SE 1/4 of the NW 1/4 1-109-50. Portions of the area will be rezoned from Agriculture to Residence R-1D Single-Family District and Agriculture to Residence R-3 Apartment District while other portions will be rezoned from R-1D to R-3. The rezone area is located partially within Medium Density Residential and Open Wetland future land uses within the Future Land Use Map. A portion of proposed R-1D zoning is located within existing floodplain. A Conditional Letter of Map Revision through FEMA shows that there will be no floodplain issues due to compensatory storage from pond excavation west of Lucerne Avenue. An additional drainage lot located near Lucerne Avenue and Grey Goose Street will be platted and zoned R-1D.

Price, applicant, and Bucher, Engineer, were available for questions. Solum asked if there is a plan to finish 23rd St to 22nd Ave in the future. Price confirmed that that is the plan. Aiken added that continuing R-3 as detailed makes sense in the area.

Item #6b – Bluegill Inc has submitted a preliminary plat for Lots 1-6 in Block 2 of Bluegill 2nd Addition; Lots 5A-5B in Block 1, Lots 1-5 in Block 3, Lots 1-2 in Block 4 and Lots 1-2 in Block 5 of Bluegill Third Addition.

Block 1 in Bluegill Third Addition will be revised from ten to sixteen lots due to the relocation of Grey Goose Street further south and the reduction in lot sizes to some of the additional lots. All of the lots will be zoned R-1D and will meet the minimum size and width requirements for single-family dwellings. All but three of the proposed lots will also meet the requirements for two-family dwellings which require a conditional use permit in this zoning district.

Block 2 in Bluegill Second Addition will include an extension of Lucerne Avenue into a cul-de-sac serving six single-family lots zoned R-1D. The lots and right-of-way dimensions meet the minimum requirements. An easement through Lot 6 will be requested for a trail connection to the Dakota Nature Park trail system.

Block 4 of Bluegill Third Addition includes two lots along a relocated Grey Goose Street right-of-way. Lot 1 will serve as a drainage lot and will be zoned R-1D. Lot 2 will be zoned R-3 and could support all allowable uses in that zoning district. A proposed extension of Grey Goose Street to the east is shown for future connectivity.

Block 3 in Bluegill Third Addition includes five large lots to be zoned R-3. These lots located along Ace Avenue will support all allowable uses in the R-3 district. Block 5 includes two lots located along 23rd Street. These lots will be zoned R-3 and could support single-family, two-family or apartment uses.

This preliminary plat shows a full extension of 23rd Street to 22nd Avenue. A traffic impact study and drainage study were submitted to the City for review prior to the preliminary plat.

Aiken asked if Lot 6 was intended for drainage. Bucher said that Lot 6 is a flagpole lot with driveway and large dwelling. Aiken asked if there were plans for a trail connection. Bucher said that Parks and the applicant have begun to discuss it and the applicant is fairly supportive of a trail connection.

Item #6c – Amendments to Sec. 94-362-Home Occupations.

Miller explained that the intention of the ordinance is to allow home occupations, not businesses and went on to detail revisions that were made to the proposal. Aiken asked if “internal alterations or construction of features not customary in a dwelling unit” was enforceable and who has the authority to decide whether a proposed alteration falls under that restriction. Miller said that staff would determine at the permitting stage administratively if a modification would be customary in a dwelling. If the applicant was to disagree with the staff, they could be heard by the Board of Adjustment. Struck said if the applicant is introducing industrial mechanicals or equipment, staff would review if the use would be more appropriate in commercial or industrial setting. Hinrichs requested walking through how no impact would apply in a situation such as the recent gunsmithing application. Miller stated that on site sales would not be allowed and state and federal licensing would be required. Limmer pointed out that they also would be restricted from having bulk ammunition. Miller expanded that the home occupation would be restricted to 500 sq ft. Hinrichs commented that the revisions clarified the intentions well. Struck explained that this would not affect any previously granted Conditional Use Permits. Miller detailed the order of operations for an ordinance amendment.

Item #6d – 2025 Annual Report. Discussion moved to a future agenda.

Aiken requested adding Parking Requirements and Accessory Structure Guidelines for lots over 2 acres to Looking Ahead. Hinrichs requested opportunities to collaborate with City Council and other boards. Miller noted that the Western Planner Association Conference in Sioux Falls August 26-28, 2026 would be a training opportunity for board members. Hinrichs requested hosting a developer during a quarterly development meeting to present the steps of a project from start to finish. Aiken suggested asking a panel of developers to walk through the process. Hinrichs also asked for more transparency surrounding the Development Review Team recommendations and to revisit the onboarding process for new members.

Item #7 – Adjourn

The meeting adjourned at 6:59 p.m.

Ryan Miller
Ryan Miller, City Planner

Jacob Limmer
Jacob Limmer, Chairperson