

OFFICIAL MINUTES

Vice-Chairperson Nick Schmeichel called the meeting of the Planning Commission to order on Tuesday, May 5, 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, Kyle Jamison, Scot Leddy, Nick Schmeichel, Roger Solum and Debra Spear. Billie Jo Hinrichs & Jacob Limmer were absent. Also present were Community Development Director Michael Struck, City Planner Ryan Miller, Associate Planner Bailey Maca, Public Works Director John Thompson and City Engineer Charlie Richter. Also present were Lane Munson, Bonnie Gilbertson, Samuel Krueger and Russell Adkins from the public.

Item #7a – TH Companies, LLC has submitted a revised preliminary plat for Lots 1-8 in Block 1 and Lots 1-3 in Block 3 of Prairie Sunset Addition. The property is currently described as the Northeast Quarter of the Northwest Quarter, Excluding Outlot A in Section 3-109-50 and is zoned Residential R-1A Single-family district. Staff recommends approval with the condition that a revised preliminary drainage plan must be submitted prior to City Council review of the revised preliminary plat.

(Spear/Jamison) Motion to approve the revised preliminary plat including staff recommendations. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #7a – TH Companies, LLC has submitted a revised preliminary plat for Lots 1-8 in Block 1 and Lots 1-3 in Block 3 of Prairie Sunset Addition. The property is currently described as the Northeast Quarter of the Northwest Quarter, Excluding Outlot A in Section 3, Township 109 North, Range 50 West and is zoned Residential R-1A Single-family district. The revised preliminary plat will reduce the development to 11 single-family lots. A proposed extension of Brighton Road will provide access to all but two lots which will have access from a proposed cul-de-sac. Bright Road will extend to the parcel's southern boundary to allow for future connectivity to the south. As proposed, the development meets secondary access requirements. Development will be limited to slab-on-grade homes due to the high-water table present in the area. Onsite stormwater detention is provided along the western edge of Block 1. An updated drainage plan will be required prior to final approval by the City Council.

Adkins, Christensen Development Partners, explained that they have amended the plan to have large estate lots with a lake on the west side and are planning to install a turn-around at the end of Brighton Road designated as a right-of-way instead of a temporary easement to ensure proper maintenance. Aiken thanked the applicant for hearing community concerns on density. Schmeichel asked if there is any issue with obtaining a revised drainage plan. Adkins advised that they have one underway.