

## **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 #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.**

## **OFFICIAL SUMMARY**

**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 23<sup>rd</sup> St to 22<sup>nd</sup> Ave in the future. Price confirmed that that is the plan. Aiken added that continuing R-3 as detailed makes sense in the area.