

OFFICIAL MINUTES

Chairperson Scot Leddy called the meeting of the Planning Commission to order on Tuesday, November 4, 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, Kyle Jamison, Scot Leddy, Jacob Limmer, Nick Schmeichel, Roger Solum and Debra Spear. Billie Jo Hinrichs was absent. Also present were Community Development Director Michael Struck, Associate Planner Bailey Maca, Public Works Director John Thompson, Deputy Fire Chief Jeremy Scott and Deputy City Manager Johnny Mayes. Also present was Andrew Austreim, Doug Austreim, Kevin Grunewaldt, Kristi Tornquist, Sterling Pfenning, Stuart Apland, Travis Haarsma, Chad Borchard, from the public.

Item #6a – TH Companies LLC has submitted a petition to rezone the NE ¼ NW ¼ excluding Outlot A in Section 3-109-50, also known as 1115 W 20th Street South, from a Residential R-3 Apartment District to a Residential R-1A Single Family District. Staff recommends approval.

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

Item #6a – TH Companies LLC has submitted a petition to rezone the NE ¼ NW ¼ excluding Outlot A in Section 3-109-50, also known as 1115 W 20th Street South. The property is a 30.46-acre parcel that is currently zoned Residential R-3 Apartment District and located within a Medium Density Residential future land use class which supports the R-1A Single Family District request. Adjacent property is zoned Agriculture to the south and west, Residential R-1A Single Family District to the north and Residential R-3 Apartment District to the east. The property was rezoned from Agriculture to Residential R-3 in January 2025. The rezone included a Large-Scale Residential Plan (LSRD) that included 58 lots all with two-family dwelling units for a total of 116 dwelling units. The rezone to R-1A would no longer support two-family dwellings. A revised preliminary plat will be required due to the minimum lot area of 15,000 square feet and minimum lot width of 100-feet in the R-1A district. The LSRD included a preliminary plat with lots varying from 9,750 to over 25,000 square feet and with lot widths as small as 75-feet. The future land use map supports the rezone of the parcel. No portion of the rezone area is located within a floodplain.

Haarsma, property owner, was available for questions. Aiken stated that he appreciated the lower density of the current proposal.

The meeting adjourned at 6:54 p.m.

Mike Struck, Community Development Director

Scot Leddy, Chairperson