

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Monday, June 3, 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, Scot Leddy, Debra Spear, Roger Solum, Kyle Jamison, Jacob Limmer, and Richard Smith. Also present was Community Development Director Michael Struck. Nick Schmeichel and Jacob Mills were not present. Also present were Jeanine Emmett, Tim Veldkamp, Jane Payfer, Alan Mack, Zach Ries, Neil Eichstadt, Brooke Burlage, Hermela Aboye, Cassi Wright, Mike McClemons, Shawn Storhaug, Dave Lorang, Tracy Bandemer and Todd Voss.

Item #6d – Interstate Telecommunications Cooperative submitted an application for approval of a Commercial Corridor Design Review Overlay District site plan on Outlots 1 & 2 of the NW ¼ of the NW ¼ of Section 30, Township 110, Range 49 and Lot 1D of Lot 1 of Block 1 in Maylands First Addition, also known as 534 22nd Avenue.

(Limmer/Solum) Motion to approve commercial corridor design including staff recommendations. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #6d – Interstate Telecommunications Cooperative submitted an application for approval of a Commercial Corridor Design Review Overlay District site plan on Outlots 1 & 2 of the NW ¼ of the NW ¼ of Section 30, Township 110, Range 49 and Lot 1D of Lot 1 of Block 1 in Maylands First Addition, also known as 534 22nd Avenue. They requested a reduction of required 20% windows on first floor facades, reduction of required landscaped area and decreased front and side yard setbacks.

Struck pointed out the barrier in place of landscaping on the west side was placed due to the expansion of 22nd Avenue causing differing elevations and to protect the building.

Lorang, Banner Architect, tried to make the structure more aesthetically pleasing by offering more green space and using different types of brick but more windows were not an option due to the equipment inside of the structure. Bandemer, ITC CEO, stated that the building was in a good location for their needs but they did not want the structure to be welcoming because it is not intended to serve customers at the door expecting to get helped. Aiken commented that the proposed green space would be a nice improvement. Jamison inquired if the window requirement only needed to be met on the new portion of the structure. Struck responded, when doing an expansion, they typically bring the entire structure into compliance and worked with DRT to improve the site plan despite not being able to bring it to ordinance. Jamison liked the variation in textures used to offset the lack of windows.

Chairperson