

OFFICIAL MINUTES

Chairperson Scot Leddy called the meeting of the Planning Commission to order on Tuesday, June 3, 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, Billie Jo Hinrichs, Kyle Jamison, Scot Leddy, Jacob Limmer, Roger Solum and Debra Spear. Nick Schmeichel was absent. Also present were Community Development Director Michael Struck, City Planner Ryan Miller and Associate Planner Bailey Maca. Also present were Kurt Gutormson, Susan Gannon, Richard Howey, Matt Wagner, Kyle Rausch and Alicia Haich from the public.

Item #5b – Dakota Land Design, LLC has submitted a site plan at 2118 Main Avenue South for review within the Commercial Corridor Design Review Overlay District. Staff recommends approval.

(Limmer/Solum) Motion to approve the Commercial Corridor Design Review Overlay District. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #5b – Dakota Land Design, LLC has submitted a site plan at 2118 Main Avenue South for review within the Commercial Corridor Design Review Overlay District. Dakota Land Design previously submitted a site plan in September 2023 which approved the original phase of construction. The first phase was constructed according to the approved plans and the owner is now proposing an addition to the north side of the existing structure. The 2,362 square foot addition will allow for business growth.

Haich, project designer, explained that the applicant is not requesting any further exceptions and is seeking to expand their business at this time. Limmer asked if the City Council had approved the Commercial Corridor Design Review Overlay Ordinance Amendment and if the Planning Commission would have still seen the request if it had. Struck explained that Planning Commission would not have seen this request due to the site plan meeting all requirements. However, they would have seen the original plan since there were requested exceptions. Hinrichs asked how much additional parking was required due to the expansion. Miller stated that the expansion increased the parking requirements by four spaces and there is space on site for additional parking if needed in the future.