

OFFICIAL MINUTES

Chairperson Scot Leddy called the meeting of the Planning Commission to order on Tuesday, April 1, 2025, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Billie Jo Hinrichs, Kyle Jamison, Scot Leddy, Jacob Limmer, Nick Schmeichel and Debra Spear. Tanner Aiken and Roger Solum were absent. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present were Andrew Vrchota, Josh Bakker and Andrew Atrium.

Item #5e – Central Bank has submitted a site plan for review within the Commercial Corridor Design Review Overlay District located at 600 Main Avenue. Staff recommends approval noting an exception to the minimum landscape area (existing condition) and non-living ground cover in landscape areas.

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

OFFICIAL SUMMARY

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Schmeichel asked if any other properties in town, other than the football fields, had turf. Miller stated it is not common but playgrounds at some of the schools, ball fields and a few rear yards do have turf. Hinrichs inquired if there would be any environmental impact. Miller stated that drainage is the only potential foreseen concern but the applicant would need to expand further if they had explored that. He also confirmed that natural grass would be planted on the eastern side of the site near the trees and to the north per the site plan. Atrium agreed that Miller's description of the natural grass areas was correct. He did not have the technical data for the turf, but explained that it is designed to drain. Limmer confirmed with Miller that the property is not located in the historic district and also asked if the developer would retain the mature trees on the west side of the property. Atrium stated they have planned to keep the mature trees and they will also be adding more to the interior of the property. Limmer inquired why the north side of the parking lot could not meet landscaping requirements. Atrium noted that the primary focus of the project was redevelopment of the structure and they wanted to maintain employee parking to the north. Miller also noted that if the northern parking lot is reconstructed to include the required landscape setback that the existing mature trees would need to be removed. Limmer asked if a lighting plan is required. Miller stated that there is a requirement for a lighting plan and the developer did submit one that met all standards.