

## **OFFICIAL MINUTES**

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, July 2, 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, Kyle Jamison, Scot Leddy, Jacob Limmer, Nick Schmeichel, Roger Solum and Debra Spear. Richard Smith was absent. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present were Chantel Granum, Tim Veldkamp, Kyle Rausch, Mike Hawley, Lynda Pierce and Kelan Bludorn.

**Item #6b** – Northern Plains Professional Properties, LLC has submitted a petition to rezone the east 151 feet of Block 1 in Northern Plains Addition from a Business B-2A Office District to a Residence R-2 Two-family District.

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

## **OFFICIAL SUMMARY**

**Item #6b** – Northern Plains Professional Properties, LLC submitted a petition to rezone the east 151 feet of Block 1 in Northern Plains Addition from a Business B-2A Office District to a Residence R-2 Two-family District. The location was originally platted in 2022 at which time Block 3 was rezoned from Business B-2A office district to Residence R-2 two-family district. Blocks 1 and 2 retained the B-2A zoning. The developer now submitted a revised preliminary plat which would shift the eastern 151 feet of Block 1 to an adjacent block proposed for residential use. This area was initially thought necessary for additional parking for the commercial use on Block 1 but was no longer needed for parking and the developer preferred to provide more space for the proposed residential uses. The area to be rezoned was 151' x 72', roughly 10,924 sq ft. Adjacent zoning would include Residence R-2 two-family district to the north and east, Residence R-1B single-family district to the south and Business B-2A office district to the west. The area was located within an Urban Low Intensity future land use according to the comprehensive plan which supported the request for R-2 zoning.

Rausch was available for questions and stated that this was in conjunction with prior application. Schmeichel commented that this cleaned up the area.