

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 #5a – Matt Wagner has submitted a Future Land Use Map revision for 3707 Main Avenue South. The request is to change the Future Land Use Map from Open Wetland/Urban Low Intensity to Urban Medium Intensity. Staff recommends approval of the request.

(Solum/Spear) Motion to approve the Future Land Use Map Amendment. All present voted aye.

MOTION CARRIED.

OFFICIAL SUMMARY

Item #5a – Matt Wagner has submitted a Future Land Use Map revision for 3707 Main Avenue South. The request is to change the Future Land Use Map from Open Wetland/Urban Low Intensity to Urban Medium Intensity. The property does not appear to be impacted by delineated wetlands, however, based on the development suitability map the property is likely impacted by high water table and relatively low and flat topography. This development constraint can be mitigated by grading as necessary. The property is not located within the floodplain.

Wagner had consulted with Civil Design Incorporated prior to purchasing the property and was assured that there were no wetlands recorded with the fish and wildlife services. He also confirmed that the property was not deemed too low to be built on. With recent Future Land Use Map Amendments, the request for Urban Medium Intensity is in line with the region. He also noted that the existing designation refers to Open Space and Floodplain where this property is Open Space more so than Wetland. Hinrichs inquired the difference between wetland and Open Space on the future land use map. Miller stated that the Open Space wetland is area similar to the floodplain with low lying areas that are wet and historic drainage. Floodplain is a delineated location identified by the federal government for the purpose of homeowners insurance.