

OFFICIAL MINUTES

Chairperson Gregg Jorgenson called the meeting of the City Planning Commission to order on Tuesday January 5, 2021, 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 , Ashley Biggar, James Drew, Greg Fargen, Jason Meusburger, Jacob Mills, Lee Ann Pierce, Eric Rasmussen and Jorgenson. Also present were City Planner Ryan Miller, City Engineer Jackie Lanning, David Kneip, and others.

Item #4b - Prairie Hills LLC has submitted a preliminary plat of Lots 1-9, Block 3A and Lots 1-3, Block 7 in Prairie Hills Addition

Mills recused himself. (Meusburger/Fargen) Motion to approve the preliminary plat contingent upon an amended and approved drainage plan. All present voted aye. **MOTION CARRIED.**

Item #4b – This plat is for 13 lots in the Prairie Hills Addition for commercial use. This area is zoned PDD with a B-2 and B-2A underlying zoning classifications. There will be shared access drives off of 20th Street South. The access drives will need to be approved at the final platting stage with a 1’ no access easement along 20th Street S. A drainage plan was submitted for the original Prairie Hills plan and it is currently being amended and will need approval before the plat will be sent to the City Council.

Jacob Mills, representing Prairie Hills LLC, explained that they have had interest in professional office buildings in this area. He stated that after meeting with DRT they made some changes as suggested to the plan that include the access drives being 30’ rather than the 32’ and they modified Lot 3A as shown on the newly submitted Preliminary Plat that was provided to City Staff. Mills also explained that when Prairie Hills was originally designed, they completed a Drainage Plan for the entire development. Because of some changes, they will need to amend the drainage plan. The Prairie Hills development is only 15% complete but they have installed about 10 acres of detainment area. They currently are “over-detaining” in this area but the drainage plan needs to be revised to show this.