

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Monday, May 6, 2024, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Scot Leddy, Debra Spear, Jacob Mills, Roger Solum, Kyle Jamison, Jacob Limmer, Nick Schmeichel and Richard Smith. Also present were City Planner Ryan Miller and Community Development Director Michael Struck. Also present were Kaitlin Lee, Andy Lee, Debra Aalderks, Curt Kabris, Brian Brenner, Lyle Prussman, Shawn Storhaug, Matthew Weiss, Katie Murray, Robert Geary, Charles Ziegloff, Kurt Gutormson, Kyle Prodoehl and Patrick Daily.

Item #7c – Realmark Investments, Inc and TB Partnership LLC submitted a petition to rezone the south 40-feet of Lot 4, all of Lot 5 and the north 15-feet of Lot 6 in Block 1 of Sanderson’s Addition, and Lots 13 - 16 in Block 2 of Sanderson’s Addition, also known as 615, 618, 622, 626 and 628 Campanile Avenue and 1310 7th Street, from Residence R-2 two-family district to Planned Development District with Residence R-3 apartment underlying district.

(Mills/Schmeichel) Motion to approve the rezone to Planned Development District with Residence R-3 Apartment Underlying District. Spear voted no. All others present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #7c – Five lots located along Campanile Avenue and one lot located along 7th Street were included in a proposal for a redevelopment apartment project. The redevelopment proposal included the demolition of all structures on the lots for a proposed multi-story apartment building and adjacent parking lot. The applicant was seeking a planned development district to help tie in a cross-street parking lot into the primary development lot as well as provide some flexibility from zoning and landscape standards. A corresponding Initial Development Plan had also been submitted for Planning Commission review and recommendation.

Storhaug, property owner, and Weiss, architect, came to speak on behalf of the project. Weiss noted that due to the location of this project it will fit in nice with the existing structures in the area. He felt that converting this to a PDD would be perfectly acceptable since the property to the south was already a PDD.

Murray with Housing Hub Property Management represented a handful people on the block between 12th Ave and Campanile. It was Murray’s understanding that west side property would become a concrete parking lot and create issues with water where the neighboring houses were already having water problems. Her other concern was the non-designated ally. Since there was not a lot of parking on the streets in the area, it was used to access parking and would be detrimental to the property owners if they lost alley access. Geary, representing his daughter at 917 7th Ave, asked how many apartments plan to be built. Aiken said the item up for discussion was just a rezone and the specifics would be addressed on the next agenda item. Ziegloff, tenant at 628 Campanile Ave, found out about the meeting through a sign in the lawn and already signed a lease for next year so he wanted to know what it meant for his lease. Aiken said he unfortunately would not have a lot of answers for Ziegloff and encouraged him to reach out to the property owner. Ziegloff also was concerned that it would not fit in

with a big apartment complex being among people's back yard and that it's already cramped/tight for parking. Gutormson, property owner to the west of the west lot was concerned about drainage from concrete flowing into back yard. Also, he was worried about alley access, which he believed was a prescriptive right, that he used to access parking on his property. Gutormson cited ordinance 94-255 stating that there would be a negative impact to residential properties due to its dimensions and he promoted seeking 6th street location.

Mills highlighted that he appreciated public comment but the concerns discussed apply more to next item on the agenda, not the rezone. Aiken commented that the board had a lot of oversight and made a collaborative effort to make sure we have good development here. Prodoehl asked, besides the prescriptive rights issue, was there any reason to not go R-3 north of 6th St. He requested tabling the rezone and looking at it on a larger scale. Mills pointed out that the site plan does maintain an alley.

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