

OFFICIAL MINUTES

Chairperson Scot Leddy called the meeting of the Planning Commission to order on Tuesday, September 2, 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, Scot Leddy, Jacob Limmer, Nick Schmeichel, Roger Solum and Debra Spear. Kyle Jamison was absent. Also present were Community Development Director Michael Struck, City Planner Ryan Miller and Associate Planner Bailey Maca. Also present was Kyle Rausch, David Schaefer, Jason Crow, Jon Sprang, Jason Harms and Justin Bucher from the public.

Item #6b – NE Hansen LLC has submitted a Preliminary Plat of Lots 1-7 in Block 1 of NE Hansen Addition. The Development Review Team recommends approval.

(Solum/Schmeichel) Motion to approve the preliminary plat. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #6b – The preliminary plat includes seven lots covering roughly fifty-four acres southeast of the 34th Avenue and US Highway 14 Bypass intersection. The area was recently amended in the Future Land Use Map from Urban Medium Intensity to General Industrial in anticipation of a future industrial use. An annexation of the area was approved earlier in 2025. A rezone to Industrial I-1 Light District has been applied for in tandem with the preliminary plat. A proposed road, Ron Reed Circle, will intersect with 34th Avenue providing access and utility extensions for Lots 2-7. The preliminary drainage plan has been accepted by the City. The drainage plan will require additional annexation to the east where the drainage pond will be located. The area is not impacted by the updated floodplain map.

Bucher was available for inquiries. Schmeichel asked how wide the street and cul-de-sac are. Bucher stated the plans were the same as Century Circle on 32nd Avenue. Hinrichs inquired about access drives to Lot 1. Bucher stated that access to Lot 1 restricted from the highway by DOT so access would be to the west from 32nd Avenue. Aiken asked about the final drainage plan requiring annexation and if it was typical. Miller stated that they have received the annexation petition and it will be on the October Planning Commission Agenda. Hinrichs asked if the detention pond overlays with the floodplain. Miller stated that would be a question to ask while hearing the annexation and Engineering has stated that they are comfortable with the plan, providing the property become annexed.