

OFFICIAL MINUTES

Chairperson Jacob Limmer called the meeting of the Planning Commission to order on Tuesday, April 7, 2026, 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, Billie Jo Hinrichs, Kyle Jamison, Scot Leddy, Jacob Limmer, Nick Schmeichel, Roger Solum and Debra Spear. Emily Braun was absent. Also present were Community Development Director Michael Struck, City Planner Ryan Miller, Associate Planner Bailey Maca and Public Works Director John Thompson. Also present were Dakota Dodds, Jacob Mills and Justin Bucher from the public.

Item #7a – Heron Cove LLC has submitted a petition to rezone portions of Outlot 2 in the SW ¼ of the NW ¼ in Section 23, Township 110 North, Range 50 West, also known as 1120 Western Avenue, from a Residence R-1A Single-family District to a Residence R-3 Multi-family District and a Business B-3 Heavy District. Staff recommends approval.

(Solum/Hinrichs) Motion to approve the rezone. Hinrichs voted nay. All others present voted aye.

MOTION CARRIED.

OFFICIAL SUMMARY

Item #7a – Heron Cove LLC has submitted a petition to rezone portions of Outlot 2 in the SW ¼ of the NW ¼ in Section 23, Township 110 North, Range 50 West, also known as 1120 Western Avenue, from a Residence R-1A Single-family District to a Residence R-3 Multi-family District and a Business B-3 Heavy District. The current 9.85-acre parcel will be subdivided with the proposed Preliminary Plat of Lots 1-3 in Heron Cove Addition. Currently, the entire parcel is zoned R-1A. Based on the Preliminary Plat, 1.1-acres along Western Avenue in the northwest corner of the parcel are proposed as Business B-3. An additional 4.4-acres are proposed as Residence R-3. The remaining 4.32-acres would not be rezoned. The Future Land Use Map describes the property as Business Park and Open Space.

Mills, applicant, and Bucher, Engineer, were available for inquiries. Mills explained that they purchased the property with a damaged dwelling and outbuildings that has since been demolished. They are aware of the floodplain development regulations and will not make any changes that would impact other properties. Wetland mitigation was completed previously so they want to get any other dirt work completed within the next couple years. Hinrichs asked for more information on the future density. Mills stated that they would like to continue the model of Heron Cove to include “man cave storage buildings,” low density housing, large green spaces and a pond for compensatory storage that could become an amenity similar to Sexauer Park. Hinrichs noted that the Western Ave area is not currently safely walkable and inquired if there was a plan to increase the walkability of the area. Mills is supportive of trails but not currently aware of any City plans to connect to. Hinrichs went on to ask if there was something in the Comprehensive Plan that would trigger the requirement for trails. Miller referenced the City’s future trails map that does detail a potential future trail; however, it is not currently in the capital improvement plan. Miller went on to explain that staff could review the project for readiness and as more development occurs it could be prioritized higher. The Master Transportation Plan may also have provisions in the area that could raise the prioritization. Hinrichs expressed concern about placing development above the safety of citizens.