

OFFICIAL MINUTES

Chairperson Jacob Limmer called the meeting of the Planning Commission to order on Tuesday, January 6, 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, Emily Braun, Billie Jo Hinrichs, Kyle Jamison, Scot Leddy, Jacob Limmer, Nick Schmeichel, Roger Solum and Debra Spear. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present were Chris Waibel, Jacob Mills, Nancy Stewart and Justin Bucher from the public.

Item #6a – Access Holdings LLC has submitted a petition to rezone. The request is to rezone Block 1 of Mills Third Addition in NW ¼ Excluding H1 & H2 there of Section 6-109-49 from Residential R-3A apartments/mobile homes/manufactured housing district to a Business B-2 District. Staff recommends approval.

(Schmeichel/Hinrichs) Motion to approve the rezone. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #6a – Access Holdings LLC has submitted a petition to rezone. The request is to rezone Block 1 of Mills Third Addition in NW ¼ Excluding H1 & H2 there of Section 6-109-49 from Residential R-3A District to a Business B-2 District. Adjacent property is zoned Civic to the north, Agriculture to the east, Residential R-3A apartments/mobile homes/manufactured housing to the south, and Business B-3 Heavy to the west. The proposed B-2 zoning would allow for commercial development that aligns with the Urban High Intensity future land use designation.

Mills, representing Access Holdings, explained that the property was recently annexed and they are exploring public utility options that were not previously available do to being outside of city limits. Stewart, neighbor, asked what area would be rezoned. Miller explained that yellow outlined area is where a rezone is being sought. Solum inquired property access plans. Mills stated he would prefer a curb cut which is controlled by DOT but there is an existing access agreement to the service road.