

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 #7b – Heron Cove LLC has submitted a preliminary plat for Lots 1-3 in Heron Cove Addition. The property is currently described as Outlot 2 in the SW ¼ of the NW ¼ in Section 23, Township 110 North, Range 50 West and is zoned Residential R-1A Single-family district. Staff recommends approval with the following condition, 35-foot right-of-way required on Lots 1 and 2.

(Aiken/Solum) Motion to approve the preliminary plat including the staff recommendations. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #7b – Heron Cove LLC has submitted a preliminary plat for Lots 1-3 in Heron Cove Addition. The property is currently described as Outlot 2 in the SW ¼ of the NW ¼ in Section 23, Township 110 North, Range 50 West and is zoned Residential R-1A Single-family district. Staff recommends approval with the following condition, 35-foot right-of-way required on Lots 1 and 2.

Schmeichel asked for more details of the “man cave storage buildings” access. Mills explained that the buildings would have south facing doors with approximately 50-55 feet before the drive aisle to allow room to maneuver. Limmer asked if the staff recommendation changed plans for the applicant. Mills stated it did not.