

## **OFFICIAL MINUTES**

Chairperson Scot Leddy called the meeting of the Planning Commission to order on Tuesday, August 5, 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, Kyle Jamison, Scot Leddy, Jacob Limmer, Roger Solum and Debra Spear. Nick Schmeichel was absent. Also present were Community Development Director Michael Struck, City Planner Ryan Miller and Associate Planner Bailey Maca. Also present was Brooke Burlage from the public.

### **Item #1 – Roll Call**

### **Item #2 – Approval of Agenda**

(Limmer/Solum) Motion to approve the agenda. All present voted aye. **MOTION CARRIED.**

### **Item #3 – Approval of Minutes**

(Aiken/Solum) Motion to approve the July 1, 2025 Minutes. All present voted aye. **MOTION CARRIED.**

### **Item #4 – Open Forum**

### **Item #5 – Hearing & Action on Final Development Plan Amendment**

**Item #5a** – Madison Avenue Dance Studio, located at 2021 Tall Grass Parkway, has submitted a final development plan amendment for a proposed parking lot expansion and additional access drive. Staff recommends approval.

(Solum/Limmer) Motion to approve the final development plan amendment. All present voted aye. **MOTION CARRIED.**

### **Item #6 – Adjourn**

(Limmer/Solum) Motion to adjourn. All present voted aye. **MOTION CARRIED**

The meeting adjourned at 5:40 p.m.

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Ryan Miller

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Scot Leddy, Chairperson

## **OFFICIAL SUMMARY**

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### **Item #1** – Roll Call

### **Item #2** – Approval of Agenda

### **Item #3** – Approval of Minutes

### **Item #4** – Open Forum

### **Item #5** – Hearing & Action on Final Development Plan Amendment

**Item #5a** – Madison Avenue Dance Studio, located at Lot 1 in Block 3B in Prairie Hills Addition also known as 2021 Tall Grass Parkway, was established in 2013 as part of a Planned Development District (PDD). The PDD was established for the purpose of including the Business B-3 Heavy district use in addition to the Business B-2A office and Business B-2 districts. The applicant is proposing a final development plan amendment to expand the parking lot to provide four more parking spaces. Additionally, they would like to add an access drive onto Goldenrod Trail.

Burlage was present to answer any inquiries. Aiken asked if the access drive would eliminate a tree. Burlage stated that they do not believe a tree will need to be removed.

### **Item #6** – Adjourn

The meeting adjourned at 5:40 p.m.

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Ryan Miller

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Scot Leddy, Chairperson