

OFFICIAL MINUTES

Chairperson Greg Fargen called the meeting of the City Planning Commission to order on Tuesday, November 1, 2022, 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, Kyle Jamison, Gregg Jorgenson, Jacob Mills, Lee Ann Pierce, Roger Solum, and Fargen. Absent were James Drew and Nick Schmiechel. Also present were City Planner Ryan Miller, Community Development Director Mike Struck, Angie Boersma, and Lane Worzeka with HME.

Mills recused himself.

Item #6c – HME Management submitted an Initial Development Plan within a Planned Development District on Block 3B of Prairie Hills Addition

(Aiken/Jorgenson) Motion to approve the amended Initial Development Plan with the following conditions and exceptions: 1.) Allowing assisted living, memory care and apartments as allowable uses., 2.) An exception granted for including eight detached garage stalls towards the required off-street parking minimum., 3.) A condition that the western portion of the front parking lot be moved to an alternate location, such as to the south of the memory care units.

(Pierce/Solum) Amendment to the motion to keep the parking at the front of the building (as originally proposed by the applicant) and to increase/improve the landscaping between the parking lot and the street with a double row of trees. Amendment was voted on. All present voted aye. **MOTION CARRIED.**

Motion as amended was voted on. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #6c – This parcel is currently zoned as PPD with B-2 underlying. The applicant is requesting to add assisted living, memory care and apartments to the allowed uses under this PDD. The applicant is requesting an exception to the minimum parking requirements to allow eight detached parking garage stalls to count towards the required parking. The plan is for an access drive to the north and a shared access drive at the north west corner of the lot. The site plan shows conformance with landscaping and access drive standards. Staff recommends approval with conditions and exceptions.

Worzeka explained more of the business plan and the purpose for the layout of the buildings as is. They would like to leave the parking plan as presented originally to help with employee entrance and delivery services.

Jorgenson inquired as to why staff is recommending that they move the parking on the west side. Miller explained that they would like to reduce the amount of parking that would be viewed from the Commercial Corridor. They would like to see the buildings front the road, in the Commercial Corridor District, so this is their intent. Pierce feels that the parking should be left as the applicants requested. Fargen agrees with Pierce and also thinks they should beef up their landscaping rather than rearrange the functioning of the building. Aiken agrees with leaving the parking as proposed by the applicant.