

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, September 3, 2024, 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, Scot Leddy, Jacob Limmer, Roger Solum, and Debra Spear. Nick Schmeichel was absent. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present were Todd Fergen, George Houtman, Scott Thompson, Daniel Rhody, Lyle Pudwill, Lynda Pierce and Kellan Bludorn.

Item #6a – Prairie Hills, LLC submitted a petition to rezone Lot 2 in Block 3B of Prairie Hills Addition from a Planned development district (PDD) with B-2A underlying to a PDD with B-2 underlying district.

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

OFFICIAL SUMMARY

Item #6a – The area to be rezoned is Lot 2 in Block 3B of Prairie Hills Addition, a 1.03-acre lot located at the southeast corner of 20th Street South and Tall Grass Parkway. Adjacent zoning includes Residence R-3A multi-family district to the north, PDD with Business B-2A Office underlying district to the east and south and Business B-2 district to the west. The area is located within an Urban Low Intensity future land use according to the comprehensive plan which supports the request for B-2 zoning.

Pierce stated that corner lots were prime drive thru locations and were allowed under the previous B2A zoning that the project was started under. Bludorn, property owner, was available for questions. Miller said that the FDP was approved with the removal of the drive thru. If this was approved it would need to be seen by planning commission again for approval with the drive thru lane.