

OFFICIAL MINUTES

Chairperson Scot Leddy called the meeting of the Planning Commission to order on Tuesday, April 1, 2025, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Billie Jo Hinrichs, Kyle Jamison, Scot Leddy, Jacob Limmer, Nick Schmeichel and Debra Spear. Tanner Aiken and Roger Solum were absent. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present were Andrew Vrchota, Josh Bakker and Andrew Atrium.

Item #5b – Jesse Rounds has submitted an amendment to the Future Land Use Map for Lots 1 and 2 of Clark Second Addition located along 34th Avenue. The proposed Future Land Use Map amendment would change the area from Urban Medium Intensity and Open Wetland to Business Park/Light Industrial. In addition to the request, staff has recommended adjacent areas of Urban Medium Intensity be amended to Business Park/Light Industrial for consistency on the Future Land Use Map.

(Limmer/Schmeichel) Motion to approve the Future Land Use Map Amendment. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

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Limmer asked why the comprehensive plan had originally designated the area as Urban Medium Intensity. Miller stated that at the time of the creation of the Future Land Use Map, there was desire to have workforce housing to support the industrial parks to the east of the interstate. City growth and property owner's requests has not supported that plan. Urban Medium Intensity does not support industrial uses that are more common in this area of town. Schmeichel asked if the civic property to the north would affect the setbacks of the described area. Miller explained that civic setbacks would only be imposed on the civic zoned lots and bufferyard setbacks do not apply to civic zoning. Hinrichs asked if the southern portion of the requested area was contained within the floodplain. Miller showed that the updated floodplain map does not include any of the area to be reclassified and explained that if there were a proposal to develop in the floodplain area, there is an ordinance requiring the building to build 2 feet out of the floodplain.