

OFFICIAL MINUTES

Chairperson Scot Leddy called the meeting of the Planning Commission to order on Tuesday, October 7, 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, Scot Leddy, Jacob Limmer, Roger Solum and Debra Spear. Nick Schmeichel was present via conference call. Kyle Jamison was absent. Also present were Community Development Director Michael Struck, City Planner Ryan Miller, Associate Planner Bailey Maca and City Clerk Bonnie Foster. Also present was Jason Crow, Todd Voss, Bo McCloud & Kristi Tornquist from the public.

Item #6a – Todd Voss has submitted a petition to rezone Outlot 19 in the NW ¼ of 23-110-50 exc. Lot H-1 also known as 213 W Hwy 14 Bypass. The request is to rezone the parcel from Residential R-3 Apartment District to Business B-3 Heavy District. Staff recommends approval.

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

OFFICIAL SUMMARY

Item #6a – The prospective owner is proposing to convert the former fraternity located at 213 W Hwy14 Bypass to a motel or hotel. The property would need to be zoned B-3 to allow for the use of a hotel or motel as a permitted special use. The property is located in a Business Bark (BP) future land use category, which supports the proposed B-3 zoning. The property to the west is zoned B-3, the property to the south is zoned Industrial I-1 Light District and the properties to the north and east are zoned residential.

Voss, prospective owner and petitioner, was available for questions. Solum asked if the existing structures on the property would be used or if there would be new construction. Voss stated that he intends to repurpose the existing structures and not build anything new. Limmer requested a list of allowable uses in Business B-3 Heavy District. Miller displayed the municipal code for review and explained B-3 allows a hybrid between business and industrial uses. He went on to say that any Conditional Uses listed would need to be heard by Planning Commission and City Council for a Conditional Use Permit.