

## **OFFICIAL MINUTES**

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, March 7, 2023, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were James Drew, Kyle Jamison, Scot Leddy, Jacob Mills, Nick Schmeichel via-telephone, Roger Solum, and Aiken. Absent was Fargen. Also present were City Planner Ryan Miller, Community Development Director Mike Struck, Patrick Daly - VP of Retail Development at Ryan Companies and Chad Lockwood - Civil Engineer with Ryan Companies.

**Item #5a** – Ryan Companies US Inc submitted an Initial Development Plan within a Planned Development District on Block 9 of Wiese Addition.

(Solum/Drew) Motion to approve Initial Development Plan including the signage recommendations from staff. All present voted aye. **MOTION CARRIED.**

**Item #5a** – This Initial Development Plan better explains the site plan and their proposals. This is a 26.23 overall site broke into 3 sub-areas with different phases of development. The IDP has a proposed parking plan that is actually greater than what zoning requires. The developers are seeking a variance from the landscape area setback to a zero-foot setback to parking along the private access drives. The variance is due to the lot lines along the centerlines of the proposed shared private access drives.

Staff recommends approval with changes to the sign proposal to include requirements and restrictions to different types of signs. Due to the location of this property, some signs will need additional height and some will need different square footage/size.

Solum wondered if the staff recommendations were going to cause any issues for the developers? Daly explained that they are aware of the recommendations and they do not have any concerns. Drew inquired about the sign recommendations and wondered if they align with the standard calculations for signage. Miller explained that some of these sign recommendations are consistent with the B-2 zoning and some with the B-4 zoning.

Drew thinks there might be opportunities for landscaping. Miller explained that as each development comes in, a landscape plan will be required. This development is asking for a variance only for the setback landscape areas along private drives and all other landscaping requirements will need to be met. Jamison inquired if they are requesting a zero-foot setback along the public/private road. Miller explained that they do plan to include the 10-foot landscape area along the public road along the east property line. Schmeichel wondered if this proposal will cause any concerns due to the recent changes to the sign ordinances. Miller didn't think that there would be any concerns based on the location of these signs and they should all meet the requirements, other than one may be slightly bigger. Jamison wondered if the parking could be

reduced to allow room for the landscaping and setbacks. Aiken feels that if they are going to agree to the variance for a zero-foot landscape setback, then maybe there could be a tradeoff to get more greenspace on the development.