

## **OFFICIAL MINUTES**

**Item #8** – Fishback Family Farms LLC and Branch Creek LLC submitted a petition to rezone the North Half of the Northwest Quarter (N1/2 N1/4) Excluding the North Three Hundred Sixty-Five Feet (Exc. N365') and Excluding the East Six Hundred Fifty Feet (Exc. E650') and Excluding the West One Thousand Six Hundred Feet (Exc. W1600') and Excluding Substation Addition in Section One, Township One Hundred Nine North, Range Fifty West (Sec 1-T109N-R50W) and the West Three Hundred Ninety Feet (W390') of the East One Thousand Forty Feet (E1040') in the Southeast Quarter (SE1/4) in Section One, Township One Hundred Nine North, Range Fifty West (Sec 1-T109N-R50W). The request is to rezone from Agriculture to Residence R-3 Apartment District.

(Solum/Jamison) Motion to approve the rezone request as presented. All present voted aye.

### **MOTION CARRIED.**

## **OFFICIAL SUMMARY**

**Item #8** – This area is currently zoned Agriculture and the request is to rezone to Residence R-3 Apartment district. The property to the east of this location is zoned R-2 so there is a natural transition from east to west with the zoning. The owners are proposing a development of a large scale residential plan. Boersma explained that the intent for this development, and the R-3 zoning is to support townhouses and not large scale apartments, townhouses are not covered in the R-2 zoning.

Schram who lives on 24<sup>th</sup> Street S, explained that his son-in-law and daughter purchased a lot on Bluegill Circle because of the size and location and the fact that there would be very little traffic. Building apartments in this area would create a lot of traffic, but townhouses could be acceptable. He feels that neighbors would not approve of large buildings/apartments being built in their backyards.