

OFFICIAL MINUTES

Chairperson Eric Rasmussen called the meeting of the City Planning Commission to order on Monday December 2, 2019, at 6:30 PM in the Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, James Drew, Greg Fargen, Alan Johnson, Gregg Jorgenson, Jason Meusburger, Lee Ann Pierce, and Rasmussen. Absent was Ashley Biggar. Also present were City Planner Staci Bungard, Community Development Director Mike Struck, and others.

Item #1 – Roll Call

Item #2 – (Pierce/Aiken) Motion to approve the agenda. All present voted aye. **MOTION CARRIED**

Item #3 – (Fargen/Meusburger) Motion to approve the November 5, 2019 Planning Commission minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – Sioux Empire Development Corporation has submitted a Revised Preliminary Plat of Lots 1-9, Block 12; Lots 1-5, Block 15; Lots 1-32, Block 16, Timberline Addition.

(Aiken/Jorgenson) Motion to approve the Revised Preliminary Plat. All present voted aye. **MOTION CARRIED.**

Item #5a – Sioux Empire Development Corporation has submitted a Final Plat of Lots 1-9, Block 12; Lots 1-5, Block 15; and Lots 1-3, Block 16, Timberline Addition.

(Meusburger/Johnson) Motion to approve the Final Plat contingent upon the City Council approving the Revised Preliminary Plat prior to recording and all necessary easements shall be shown on the Final Plat prior to recording. All present voted aye. **MOTION CARRIED.**

Item #5b – Sixth Street Centre & Condominiums LLC; Brian and Carla Gatzke; and Gatzke Family Enterprises, LLC have submitted a Final Plat of Lots 1-5, Gatzke Family Addition.

(Fargen/Drew) Motion to approve the Final Plat and subdivision variance request for a minimum lot size of 7,500 square feet for the proposed Lot 4. All present voted aye. **MOTION CARRIED.**

Items #5c – Bluegill Inc has submitted a Final Plat of Lots 1-4, Block 1 and Lots 1-4, Block 2; Bluegill Third Addition.

(Pierce/Aiken) Motion to approve the Final Plat contingent upon an amended drainage report being submitted and approved by City Engineering prior to recording the Final Plat and Ace Avenue shall be maintained as a secondary access by the developer. All present voted aye. **MOTION CARRIED.**

Items #5d – PMVK Limited has submitted a Final Plat of Block 3 and 22nd Avenue South Right-of-way, Southland Addition.

(Meusburger/Jorgenson) Motion to approve the Final Plat contingent upon all necessary easements being noted prior to recording and the title be corrected to state 22nd Street South, not 22nd Avenue South. All present voted aye. **MOTION CARRIED.**

The meeting was adjourned at 6:47 p.m.

Staci Bungard, City Planner

Eric Rasmussen, Chairperson

OFFICIAL SUMMARY

Chairperson Eric Rasmussen called the meeting of the City Planning Commission to order on Monday December 2, 2019, at 6:30 PM in the Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, James Drew, Greg Fargen, Alan Johnson, Gregg Jorgenson, Jason Meusburger, Lee Ann Pierce, and Rasmussen. Absent was Ashley Biggar. Also present were City Planner Staci Bungard, Community Development Director Mike Struck, and others.

Item #4a – This plat is for 46 residential lots in the Timberline Addition. The revised preliminary plat shows an additional five (5) residential lots from the previously approved plat. The Comprehensive Plan does support this increase in density.

Item #5a – This is a final plat of 17 affordable single family lots. This plat does meet the secondary access requirement since there is a new access point on Steamboat Trail and there are less than 40 lots being served.

Item #5b – This final plat is to replat five (5) existing lots. A subdivision variance will also be necessary on Lot 4 as it does not meet the minimum lot size requirement. The Final Plat includes the Sixth Street Centre PDD and surrounding residential properties zoned R-2. This final plat will clean up land records and there are not any set back issues with the existing homes. The Planning Commission may grant a variance if a hardship is found. The R-2 District requires a 7,500 square foot lot size and Lot 4 is only 5,325 square feet in size so it does not meet the size requirements, thus a subdivision variance is necessary.

Items #5c – This is a final plat to create eight (8) lots for residential development.

Item #5d – This final plat is to create 1 Block for future multi-family residential development. This property is zoned R-3 Apartment District.

The meeting was adjourned at 6:47 p.m.

Staci Bungard, City Planner

Eric Rasmussen, Chairperson