

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday April 7, 2020, at 5:30 PM in the Chambers Room #310 on the third floor of the City & County Government Center. Members present were Jacob Mills, Eric Rasmussen and Aiken. Members present via phone were Ashley Biggar, James Drew, Greg Fargen, Gregg Jorgenson, Jason Meusburger, and Lee Ann Pierce. Also present was Community Development Director Mike Struck.

Mills recused himself.

Item #4a – Prairie Hills LLC has submitted a Preliminary Plat of a Portion of Lots 1-3, Block 18, Prairie Hills Addition.

(Rasmussen/Biggar) Motion to approve the Preliminary Plat contingent upon all necessary drainage and utility easements being shown on the Final Plat and the plat shall show a 1' No Access Easement along Main Avenue South and 32nd Street South, excluding the 40' shared access points. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #4a – This is a preliminary plat of 6.2 acres located at the northeast corner of Main Avenue South and 32nd Street South. The land is currently vacant and zoned B-3. Owner is proposing 3 lots on this preliminary plat. There will be a shared access for Lots 1 and 2 off of Main Ave, a 40' shared access. Additionally, there will be a 40' shared access onto 32nd Street South.

Mills, on behalf of Prairie Hills LLC, explained that they have a buyer for one of these lots. Through the process they realized they needed to complete the Preliminary Platting process. There is an approach that already exists on 32nd Street South, so the access drive has been aligned with this. The current plan is for activity on Lot 1 only. Also, the title at the top of the preliminary plat will need to be corrected as it states "A Portion of Lots 1-3" and the plat is for all of Lots 1-3.