

OFFICIAL MINUTES

Acting Chairperson Eric Rasmussen called the meeting of the City Planning Commission to order on Tuesday December 1, 2020, 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 – via telephone, Ashley Biggar, James Drew, Jason Meusburger, Jacob Mills, Lee Ann Pierce, and Rasmussen. Absent were Greg Fargen and Gregg Jorgenson. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, City Engineer Jackie Lanning, Keith and Cathy Rounds, Brookings Area Habitat for Humanity- Dan McColley, Banner Associates – Justin Bucher, Resident from 2202 Rio Grand, Jeff Struwe, Janessa Retzer, and Jessica Koelln.

Item #6a – Blairhill Properties Inc has submitted a preliminary plat for Lots 1-27, Block 1; Lots 1-2, Block 2; Lots 1-21, Block 3; Lots 1-13, Block 4; Lots 1-12, Block 5; Lots 1-11, Block 6; all in River Run Addition.

(Meusburger/Mills) Motion to approve the preliminary plat contingent upon an approved preliminary drainage plan. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #6a – This preliminary plat is predominantly for residential lots. The planned street connectivity works well. A drainage plan will be required and the preliminary plat will not move forward until an approved drainage plan has been approved by City staff.

Cathy Rounds explained that there will be covenants and restrictions and these will have rules about what can be built in this development and there will be architectural review implemented. He stated that they will not allow for any apartments to be built. Drew wanted to clarify that the intent of this development is for single-family and duplexes, not tri-plex's or larger. Rounds stated that this is accurate.

Mills was wondering if this development would be getting done in phases and if sidewalks would be required to allow for pedestrian traffic. Struck explained that the 10 foot shared use path was stopped from going any further west until development to the west is complete. Mills wondered if there were TIF funds available to help with the installation of sidewalk to provide pedestrian access. Struck stated that they will know this once the current 20th Street South project is complete with final payments. Mills wondered if they could require the developer to install sidewalk.