

OFFICIAL MINUTES

Chairperson Gregg Jorgenson called the meeting of the City Planning Commission to order on Tuesday May 4, 2021, 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, Ashley Biggar, James Drew, Greg Fargen, Jacob Mills, Jason Meusburger, Lee Ann Pierce, Eric Rasmussen and Jorgenson. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, City Engineer Jackie Lanning, Justin Bucher, Chuck May, Andy Mahowald, Steve Timmerman, Linda Watson, Kay Shadewald, Laura and Scott Sroufe, Grant Loeffelbein, Ted Elverson, David Kneip, and Chad Borchard.

Item #5b – TB Partnership LLC submitted an application for a Conditional Use Permit on the South 100 feet of Lot 1 in Block 7 of Morehouse Addition, also known as 903 8th St. The request is to operate an office within the Residence R-2 two-family district.

(Rasmussen/Fargen) Motion to approve the Conditional Use Permit with the following conditions set forth by staff: 1) the conditional use permit is for the applicant only and cannot be transferred to subsequent property owners; 2) the conditional use permit is for rental management office space only; 3) No residential units are permitted as long as the conditional use permit is in place; 4) boulevard parking along 9th Avenue will satisfy the parking needs, no additional off-street parking should be added and screening will not be required; 5) Any signage requires a sign permit and must conform to the standards and allowances set for the R-2 district. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #5b – This request is to allow for an office in a residential district. This property does have boulevard parking. Hours of operation will be typical business hours. Staff does recommend approval based on conditions.

David Kneip explained that they won't have much traffic to this business. He does feel that the location of this property for this business is ideal and a good location for the college students.