

## **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 Meusbarger, 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 #4a** - Mt. Calvary Lutheran Church submitted a petition to rezone the South 545 feet of the North 1,053.7 feet of the East 467 feet of the West 500 feet, excluding Lot H1, of the Southeast Quarter in Section 35, Township 110, Range 50, generally located along the 1500 and 1600 block of Main Avenue S from Residence R-1A Single-family district to Business B-2A Office District.

(Pierce/Biggar) Motion to approve the rezone request. All present voted aye. **MOTION CARRIED.**

## **OFFICIAL SUMMARY**

**Item #4a** – This property is located on South Main just south of 15<sup>th</sup> Street S. This is a 5.75-acre parcel of land located on the east side of Main Ave. This parcel is surrounded by multiple residential zones. The zoning requested is supported by the Future Land Use classification of Urban-Low Intensity.

Bucher explained that the purchaser would like to build a dental clinic on this site. Until the rezone request has been heard, they aren't able to complete a site plan. The business will be open normal business hours. Mills wondered if there is a plan how the parking lot and building will sit on this parcel since the lot is very deep. Bucher explained that they aren't at the point in the development yet to determine the site plan.

Rasmussen wondered if it could be determined what the setbacks are and what the uses would be for a B-2A. Miller stated what is allowed for uses and what the setbacks are. There are also landscape and bufferyard requirements that will need to be met.

Andy Mahowald, representing the buyer, also stated that the site plan will be forthcoming once the zoning has been set. They feel like this area is a good transition zone and their business will have very limited evening and weekend traffic. Drew asked if the intent is to have one tenant on this parcel. Mahowald explained that they plan to use about half of this parcel for the dental office.

Steve Timmerman, 1600 Mockingbird Lane, is wondering if there will be any lighting regulations that go along with new developments. Miller explained the regulations that will be enforced by the City.

Linda Watson, 1618 Main Ave S, is concerned about a service store possibly being here, does this mean that there will be traffic at times other than 9 to 5. Her main concern is the traffic since it is a road that is already very congested.

Kay Shadewald, lives in the apartments near here, she is also concerned about the traffic.

Laura and Scott Stroufe, 1534 Main Ave S, they too are concerned about the traffic that could result because of a business here. This then is also a safety concern. She wondered if the City could look at decreasing the speed limit in this area. They are concerned about the “unknown” business that could potentially be built here.

Mills feels that the B-2A zone is a good use for this area. He does think it would be nice if the applicant could provide more information to be able to answer questions regarding this request.

Fargen also feels that this is a good fit for this area. He does appreciate the neighbors stating their concerns regarding the traffic and the lighting. Rasmussen agrees with Fargen. He feels that an office building being put in a neighborhood like this is a good choice. The zone is restrictive and there won't be a business that will cause a lot of traffic.