

**OFFICIAL MINUTES**

County Chairperson Chad Ford called the meeting of the City & County Planning Commission to order on Monday, December 6, 2021, at 6:00 PM in the Chambers Room #310 on the third floor of the City & County Government Center. City members present were Tanner Aiken, Justin Borns, Greg Fargen, Jacob Mills, Lee Ann Pierce, Nick Schmeichel, and Roger Solum. Absent were James Drew and Gregg Jorgenson.

County members present were Chairperson Chad Ford, Mike Bartley, Brian Gatzke, Spencar Diedrich, Darrel Kleinjan, Kyle Vanderwal, Neal Trooien, alternate-Roger Erickson, and alternate-Dale Storhaug. Absent were Randy Jensen and Michael McHugh.

Also present were Community Development Director Mike Struck, City Planner Ryan Miller, County Development Deputy Director Richard Haugen, and Luke Muller-First District Association of Local Governments.

**Item #1 – Roll Call**

**Item #2 –** (Borns/Fargen ) Motion by the City Planning Commission to approve the agenda. All present voted aye. **MOTION CARRIED**


(Diedrich/Bartley) Motion by the County Planning Commission to approve the agenda. All present voted aye. **MOTION CARRIED.**


**Item #3a -** (Schmeichel/Solum) Motion by the City Planning Commission to approve the November 2, 2021 Joint Jurisdiction Minutes. All present voted aye. **MOTION CARRIED.**

(Bartley/Diedrich) Motion by the County Planning Commission to approve the Joint Meeting Minutes. All present voted aye. **MOTION CARRIED.**

**Item #4a –** Discussion and review on updating the Joint Jurisdiction Zoning Ordinance Draft.

The meeting was adjourned at 7:02 p.m.

  
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Ryan Miller, City Planner

  
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Tanner Aiken, Acting Chairperson

**OFFICIAL SUMMARY**

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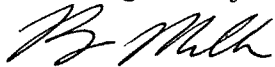
Also present were Community Development Director Mike Struck, City Planner Ryan Miller, County Development Deputy Director Richard Haugen, and Luke Muller-First District Association of Local Governments.

**Item #4a** – Muller explained the different zones in the Aquifer Protection District, explained the differences between Zone A and Zone B and what is allowed and not allowed in each area. A revised map was provided to those in attendance.

Uses allowed by Conditional Use were discussed at length. Pierce reminded everyone that a request for a Conditional Use would need to be reviewed and approved by the new Joint Board of Adjustment. There was much discussion about if grain bins, decks and other structures should be limited and if there should be a limit on the number and size of structures. Additionally, should new septic systems be allowed? Questions were raised regarding additions onto primary residences and if there should be a size limit. It was agreed upon that the Conditional Use requests should be considered for individual structures and not blanket uses.

Pierce and Bartley both think that Performance Standards should be provided, one for Zone A and one for Zone B separately.

The meeting was adjourned at 7:02p.m.



Ryan Miller  
City Planner

Tanner Aiken, Acting Chairperson