

**OFFICIAL MINUTES**

Acting Chairperson Greg Fargen called the meeting of the City Planning Commission to order on Tuesday, February 7, 2023, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were James Drew, Kyle Jamison, Scot Leddy, Nick Schmeichel, Roger Solum, and Fargen. Absent were Tanner Aiken and Jacob Mills. Also present were City Planner Ryan Miller, Community Development Director Mike Struck, Dusten Hendrickson, and Justin Bucher.

**Item #1 – Roll Call**

**Item #2 -** (Solum/Schmeichel) Motion to approve the agenda. All present voted aye. **MOTION CARRIED.**

**Item #3a –** (Drew/Schmeichel) Motion to approve the January 9, 2023 minutes. All present voted aye. **MOTION CARRIED.**

**Item #4a –** Brookings Built Green submitted a preliminary plat of Lot 53D of Sioux Village in Indian Hills Addition.


(Solum/Drew) Motion to approve the Preliminary Plat with the city recommendation to have a shared access easement through Lot 53 to Trail Ridge Road. All present voted aye. **MOTION CARRIED.**

**Item #5a –** Prairie Hills LLC submitted a Large Scale Residential Development for Lot 1A in Block 3B, Block 4, Block 5, Block 6, Block 8, Lot 157C and Wetland D Tract 2, all in Prairie Hills Addition

(Drew/Schmeichel) Motion to approve the Large Scale Residential Development with the staff recommendations for a total of 86 units and Lot 1A be removed from the Large Scale Residential Development. All present voted aye. **MOTION CARRIED.**

The meeting adjourned at 5:53 p.m.

  
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Ryan Miller, City Planner

  
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Greg Fargen, Acting-Chairperson



**OFFICIAL SUMMARY**

Acting Chairperson Greg Fargen called the meeting of the City Planning Commission to order on Tuesday, February 7, 2023, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were James Drew, Kyle Jamison, Scot Leddy, Nick Schmeichel, Roger Solum, and Fargen. Absent were Tanner Aiken and Jacob Mills. Also present were City Planner Ryan Miller, Community Development Director Mike Struck, Dusten Hendrickson, and Justin Bucher.

**Item #4a** – This preliminary plat is a lot located on Crystal Ridge Road in an R-3 Apartment District. This development is for four apartment buildings with access onto Crystal Ridge Road. A preliminary drainage plan has been submitted with this preliminary plat. Most drainage on this lot will flow to the southwest into Crystal Ridge Road. Staff does recommend approval with one condition that a shared access easement be required through Lot 53 to Trail Ridge Road to provide an additional access to this development.


Hendrickson is in favor of the shared access easement that the city is requesting. He spoke with Mills and they are also in favor of this.


**Item #5a** – This is a Large Scale Residential Development in the Prairie Hills Addition. This LSRD includes the following requests 1.) No minimum lot area 2.) No minimum lot width 3.) Side yard setbacks shall be 10 feet between buildings side to side minimum 4.) Front yard setbacks shall be 20 feet minimum from back of curb to front load garage and 13 feet from back of curb to side load garage 5.) Roadways shall be 26 feet from curb to curb with a 50-foot access and utility easement centered on the roadway centerline. Staff does recommend approval with the following conditions 1.) Approve for a total of 86 units 2.) Lot 1A should be removed from the LSRD.

Bucher, representing Prairie Hills LLC, was present for questions.

**Item #5b** – March meeting will remain as scheduled, March 7<sup>th</sup>.

The meeting adjourned at 5:53 p.m.

  
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Ryan Miller, City Planner

  
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Greg Fargen, Acting Chairperson

