

## PLANNING COMMISSION MINUTES

July 20, 2020

5:00 p.m. Meeting

Vice Chairman Marty Gifford called the regular meeting to order at 5:00 p.m. He stated that a copy of the Open Meetings Act is posted continually for public inspection located near the entrance door by the agendas. Roll call showed Vice Chairman Gifford and Commissioners, Nielsen, Landholm, Lathrop, Borisow, Carlson, Sawyer and Hories present. Chairman Dev Sookram was absent. Eight Commissioners present – a quorum was established.

Vice Chairman Gifford read the item: disclosure of Ex Parte communication regarding any item on the agenda into the record. None of the commissioners disclosed any ex parte contacts.

Vice Chairman Gifford read the item: dispense with the reading of the minutes of the June 15, 2020 Planning Commission meeting as prepared. Commission Borisow made a motion to recommend approval, Commission Sawyer seconded the motion. By a roll call vote, Borisow, Gifford, Lathrop, Nielsen, Carlson, Sawyer, Horeis and Landholm voted in favor. The motion carried 8-0.

Vice Chairman Gifford read the item: A request by Heather Carver for amendment to the Morningside Road Redevelopment Plan for the RD Leasing Redevelopment Project, generally located at the northwest corner of Morningside Drive and Howard Street. Planning Director Jennifer Dam presented her staff report. Vice Chairman Gifford opened the public hearing. One person spoke in favor of the amendment. Vice Chairman Gifford closed the public hearing. Commissioner Borisow made a motion to recommend approval, Commissioner Horeis seconded the motion. By a roll call vote Borisow, Landholm, Lathrop, Nielsen, Carlson, Gifford, Sawyer, and Horeis voted in favor. The motion carried 8-0.

Vice Chairman Gifford read the item: A request by Rod and Cyndy Koerber and Chris Menn for a Conditional Use Permit for a camp ground on property generally located at the Rod & Gun Club, 867 County Rd. 19 areas 5 and 8A. Planning Director Jennifer Dam presented her staff report. Vice Chairman Gifford opened the public hearing. Having no Public comment or discussion, Vice Chairman Gifford closed the public hearing. Commissioner Sawyer made a motion to recommend approval. Commissioner Carlson seconded the motion. By a roll call vote Nielsen, Lathrop, Sawyer, Borisow, Landholm, Gifford, Carlson and Horeis voted in favor. Motion carried 8-0.

Vice Chairman Gifford read the item: A request by Lyman Richey Corp. for a Conditional Use Permit for soil excavation on approximately 51 acres of property in Section 36, T17N R8E and Section 25N, T17N, R8E generally located south of Old

Highway 275, south of the Union Pacific railroad track, north of Hills Farm Road and west of a line extended from Luther Road to the north. Planning Director, Jennifer Dam presented her staff report. Vice Chairman Gifford opened the public hearing. Having no Public comment or discussion Vice Chairman Gifford closed the public hearing. Commissioner Nielsen made a motion to recommend approval of the Conditional Use Permit, Commissioner Sawyer seconded the motion. By a roll call vote, Gifford, Sawyer, Nielsen, Lathrop, Landholm, Borisow, Carlson, and Hories voted in favor of the motion. The motion carried 8-0.

Vice Chairman Gifford read the item: A request by David C. Mitchell on behalf of Carroll and Mary Hasemann for a Change of Zone from R, Rural to GC, General Commercial on property located in the SW1/4 of the SW1/4 of Section 35, T18N, R8E generally located northwest of W. County Rd. S and Highway 77 & 275. Planning Director, Jennifer Dam presented her staff report. Vice Chairman Gifford opened the public hearing. One person spoke in favor of the zoning change. Vice Chairman Gifford closed the public hearing. Commission Sawyer made a motion to recommend approval of the zoning change, Commissioner Landholm seconded the motion. By a roll call vote, Landholm, Lathrop, Gifford, Borisow, Horeis, Sawyer, Nielsen and Carlson voted in favor of the motion. The motion carried 8-0.

Vice Chairman Gifford read the discussion item – Draft Request for Proposals (RFP) for Comprehensive Plan and Long Range Transportation Plan. Planning Director Jennifer Dam explained she had included the draft in their meeting packets for their review and that she would be moving forward with posting the RFP.

Vice Chairman Gifford stated he would entertain a motion to adjourn the meeting. It was moved by Commissioner Landholm and seconded by Commissioner Nielsen to adjourn the meeting. By roll call vote, Nielson, Landholm, Horeis, Sawyer, Lathrop, Borisow, Gifford and Carlson all voted in favor of the motion. The motion carried 8-0. Meeting was adjourned at approximately 5:43 p.m.

APPROVED

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Dev Sookram, Chairman

ATTEST

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Jennifer Dam, Director of Planning