



PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS

MONDAY, MARCH 3, 2025

6:00 PM

Meeting Items

1. Call to Order/ Approve Agenda

Chair Chuck Ackman called the regular meeting to order at 6:00 p.m. In attendance at the meeting were commissioners, Samantha Green, Barton Jackson, Ed Migilio, Michael Salt, Steve White; and Tina Wilson as well as Harry Davis, Planning Manager, Leslie McGillivray-Rivas, Planner I, and Kari Casper, Administrative Assistant II.

2. Approval of the Minutes

Samantha Green made a motion, seconded by Barton Jackson, to approve the meeting minutes of 2/18/2025 as presented. The motion carried unanimously.

3. Public Hearings

A. Resolution 2025-XXX Approve a Conditional Use Permit for Two Multi-Family Structures at 1st Ave NW and 1st St NW

Mr. Davis gave a presentation about the project, stating that DRC favored the project and felt that it met all the conditions for approval for the CUP. Chair Ackman opened it up for questions from the board. After a few short questions, Chair Ackman opened the public hearing at 6:08. The builder and architect were present; however, they had nothing to add. Chair Ackman then closed the public hearing as no one came forward at 6:09 p.m. Chair Ackman asked if there was any further discussion, and, having none, Ms. Green then made a motion to recommend approval of Resolution 2025-xxx Approve Conditional Use Permit for two Multi-Family Structures as 1st Ave NW and 1st St NW, seconded by Michael Salt. The motion carried on a 7/0 vote.

B. Resolution 2025-XXX Approve a Conditional Use Permit for a Ground Mounted Solar Array at 927 Saint Paul Ave

Ms. McGillivray-Rivas presented this application on behalf of Mr. Farley, who requested a ground-mounted solar array at 927 Saint Paul Road. She added that all of the conditions had been met for recommending approval of this CUP. After the presentation, Chair Ackman brought it back to the board for discussion. Chair Ackman asked if the staff were aware of any potential developments east of this location. Mr. Davis was not aware of any at this time but pulled up the 2040 Comp Plan and said it has the potential for subdivisions. Mr. White asked what the elevation of the panels was in relation to the ground. Ms. Gillivray-Revas stated that it was 10ft. Mr. White then added that Xcel had been conducting some studies into the elevation and found that it was more beneficial to raise them to allow natural plantings and such to grow under the panels. Mr. Jackson then added that the distance from the structure was 120ft. and that it should be more like 200ft. The board then decided that these items should be addressed in the code at a later date. Chair Ackman then opened the public meeting at 6:18, and no one was present. Chair Ackman then closed the meeting at 6:18 and asked if there was any further discussion. Mr. Salt then spoke, stating that he was in favor of this project and hopes that more people would take an interest. A motion was made by Barton Jackson, seconded by Tina Wilson, to recommend

approval of Resolution 2025-xxx Approve a Conditional Use Permit for a Ground Mounted Solar Array at 927 Saint Paul Avenue. The motion passed on a 7/0 vote.

4. Requests to be Heard

None.

5. Items for Discussion

None.

6. Routine Business

None.

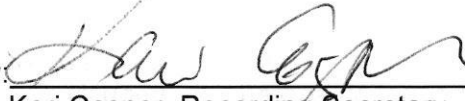
7. Board & Commissions Updates & Reports

Chair Ackman asked if we were going to remove this action item from the agenda and from the last time they got together.

8. Adjournment

A motion was made by Tina Wilson, seconded by Samantha Green, to adjourn the meeting at 6:25 p.m. The motion passed on a 7/0 vote.

By:


Kari Casper, Recording Secretary