



PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS

MONDAY, AUGUST 4, 2025

6:00 PM

Meeting Items

1. Call to Order/ Approve Agenda

The Planning Commission's regular meeting was called to order by Vice Chair Barton Jackson at 6:01 p.m. Commissioners Samantha Green, Ed Migilio, Michael Salt, and Steve White, Tina Wilson and Vice Chair Barton Jackson were in attendance. Harry Davis, City Planning Manager, and Leslie McGillivray-Rivas, Planner I, were also in attendance. Motion by Tina Wilson, seconded by Edward Miglio to Approve the Agenda of August 4, 2025, as presented. Motion Passed.

2. Approval of the Minutes

Motion by Michael Salt, seconded by Samantha Green to Approve the Meeting Minutes of July 7/7/2025 as presented. Motion Passed.

A. Approval of the Minutes from July 7, 2025

3. Public Hearings

A. Rice County/128 3rd St NW - Comprehensive Plan Amendment; Zoning Map Amendment; Preliminary Plat; Final Plat

Rezoning would change PI to CBD. They would then turn the existing 12 lots into five lots. Lot 1 is to be a commercial property, some sort of office. Lot 2 is intended to be some sort of a parking lot. Lot 3 would be the existing Jail and Sheriff's office. Lots 4 and 5 would be office buildings. Staff feels that the Plats meet the criteria and are recommending approval. No parkland dedication will be requested. Vice Chair Jackson brought it back for discussion, and there was none. He then opened up the matter for the public hearing at 6:06, and no one came forward, so he went ahead and closed the public hearing at 6:06.

1 Resolution 2025-XXX Approve a Comprehensive Plan Amendment to Guide Certain Property at the Corner of 4th St NW and 2nd Ave NW

Motion by Samantha Green, seconded by Tina Wilson, to recommend approval of resolution 2025-XXX, a Comprehensive Plan Amendment to Guide Certain property at the Corner of 4th Street NW and 2nd Ave NW. Motion Passed.

2 Ordinance 2025-XX Approve Rezoning Property at the Corner of 4th St NW and 2nd Ave NW to CBD

Motion by Tina Wilson, seconded by Samantha Green, to recommend approval of Ordinance 2025-XXX Rezoning Property at the Corner of 4th Street NW and 2nd Avenue NW to CBD. Motion Passed.

3 Resolution 2025-XXX Approve the Preliminary and Final Plats for Henry M Rice Square

After some discussion, Vice Chair Jackson opened the public hearing at 6:43, and no one came forward, thereby closing the public hearing. After no more discussion,

Samantha Green made a motion, seconded by Edward Miglio, to recommend approval of Resolution 2025-XXX, Preliminary and Final Plats for Henry M. Rice Square as presented. Motion Passed.

B. Resolution 2025-XXX Approve an Interim Use Permit to Allow Storage Containers at 1512 30th Street NW

Leslie McGillivray-Rivas presented on behalf of the applicant, Living Green Farms, for an Interim Use Permit. She explained that they intend to use the storage containers for approximately two years. Commissioner Wilson did state that she had a conversation with the applicant but was, at that time, unaware that the discussion was to come before the Planning Commission. After some discussion, Vice Chair Jackson opened the public hearing at 6:12, and no one came forward, thereby closing the public hearing. After no more discussion, Michael Salt made a motion, seconded by Steven White, to recommend approval of Resolution 2025-XXX an interim Use Permit to Allow Storage Containers at 1512 30th St NW as presented. Motion Passed.

C. Hofmeister/South of Frederiksen Dr - Comprehensive Plan Amendment; Zoning Map Amendment; Preliminary Plat; Final Plat

Vice Chair Barton recused himself from this discussion and handed over the gavel to Commissioner Steve White to handle this matter. Mr. Davis then presented this action on behalf of Ann Hofmeister to divide the land into three lots. Currently, it is zoned C2. The western portion would be R3, medium-density residential, and the intent of the property owner is to build a home on this lot. Lot 2, the middle portion, would stay a commercial land use and stay C2, as they intend to create some sort of commercial storage building. Lot 3 would be open for development, just like the current lot. Staff support the changes and find that the request meets the criteria for approval. No parkland dedication is requested for this plat. The project does meet all the zoning requirements. Commissioner White then brought the matter back for discussion. After some discussion, Commissioner White asked about where the properties might enter. Mr. Davis stated that they don't know yet, and they are working on it. Commissioner Green then asked how many units could be on that small of a lot. Mr. Davis stated that he would look this up quickly. Commissioner White then opened the matter up for a public hearing at 6:22. Arnold Gillen, 2711 Hanson Court, came forward and stated that his property is adjacent to the back side of the subject property. He first asked about Parcel 1 and wanted to know how wide that parcel is. Mr. Davis then responded by saying it is somewhere around 250 to 200ft of street frontage along Frederickson Drive. Gillen asked the purpose of this is to rezone to build a home there -- there is a tree along the property, will that be removed? Mr. Davis stated that the applicant would like to keep the tree line. Mr. Gillen then asked about some clean-up of the property from the tornado that hit a few years ago. He wanted to know if that would be cleaned up. Mr. Davis stated that this question is usually between two private property owners. Commissioner White then closed the public hearing at 6:24 p.m. Mr. Davis then followed up with Commissioner Green's question that it would be 8 units, and the limit would be 31 units. If there are multiple units on one lot, the matter would have to be under a Planned Unit Development. Commissioner Green stated he answered that perfectly. Commissioner Wilson asked about the impervious surface. Mr. Davis stated that we are specifically talking about stormwater. Commissioner White asked about the elevation, especially in lot 1. Mr. Davis then pulled up Beacon and the contour map for the property. Mr. Davis stated that generally, it looks pretty flat. Commissioner White asked because he felt that Frederickson Drive might be where they might enter.

1 Resolution 2025-XXX Approve a Comprehensive Plan Amendment to Guide Certain Property on the Southside of Frederiksen Dr to Commercial/Residential Mixed Use

Motion by Tina Wilson, seconded by Samantha Green to recommend approval of resolution 2025-XXX, a Comprehensive Plan Amendment to Guide Certain Property on the Southside of Frederiksen Dr to Commercial/residential Mixed Use as presented..

Motion Passed.

- 2 Ordinance 2025-XX Approve Rezoning Property on the Southside of Frederiksen Dr to R-3
Motion by Michael Salt, seconded by Edward Miglio to recommend approval of Ordinance 2025-XXX Rezoning Property on the Southside of Frederickson Dr to R-3 as presented. Motion Passed.

- 3 Resolution 2025-XXX Approve the Preliminary and Final Plats for Hofmeister Fourth Addition

After much discussion, Vice Chair Jackson opened the public hearing at 6:22, and no one came forward, thereby closing the public hearing. After no further discussion, Samantha Green made a motion, seconded by Tina Wilson, to recommend approval of Resolution 2025-XXX, the Preliminary and final Plats for Hofmeister Fourth Addition as presented. Motion Passed.

- D. Ordinance 2025-XX Approve a Zoning Text Amendment to Accessory Structure Requirements

Vice Chair Jackson then returned to the Dias to continue with Item D at 6:32 p.m. City Council requests that staff clarify several recommended changes to the accessory structure ordinances, which are proposed in this matter. Motion by Tina Wilson, seconded by Samantha Green, to recommend approval of Ordinance 2025-XXX, a Zoning Text Amendment to Accessory Structure Requirement as presented. The motion passed unanimously.

4. Requests to be Heard
None.

5. Items for Discussion

- A. Resolution 2025-XXX Approve Findings of Fact and Record of Decision for Archer Datacenters EAW and Negative Declaration Needing an EIS

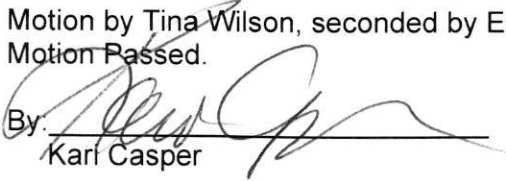
Mr. Davis presented Allison Harwood, WSB Consultant to present this matter. She offered a presentation of the review of the Datacenter. Motion by Samantha Green, seconded by Tina Wilson to recommend approval of Resolution 2025-XXX, Findings of Fact and Record of Decision for Archer Datacenters EAW and Negative Declaration Needing and EIS as presented. Motion Passed.

6. Routine Business
None.

7. Board & Commissions Updates & Reports
No updates.

8. Adjournment

Motion by Tina Wilson, seconded by Edward Miglio to adjourn the meeting at 7:01 p.m..
Motion Passed.

By: 
Karl Casper