



PLANNING COMMISSION MEETING MINUTES

MONDAY, February 7, 2022

6:00 PM

1. Call to Order/Roll Call

Chair Ackman handed the gavel to Vice Chair Campbell to conduct the meeting this evening. Vice Chair Campbell called the meeting to order at 6:00 p.m. and Kari Casper administered the Oath of Office to Vice Chair Campbell for another term through 1/31/2025.

Members Present: Dave Albers, Faysal Ali, David Campbell and Chair Ackman.

Members Absent: Barton Jackson, Samuel Temple and Steve White.

2. Approve the January 3, 2022 Regular Meeting Minutes.

A motion was made by Chair Ackman and seconded by Commissioner Albers to approve the minutes with the noted correction being the adjournment 2nd to be Commissioner Campbell.

Motion passed on a 4/0 vote.

3. Public Hearings

- A. Application for a Comprehensive Plan Amendment to Guide the North Side of the 1900 Block of 4th Street NW to Residential/Commercial Mixed-Use
- B. Application to Rezone the North Side of the 1900 Block of 4th Street NW to R-4, High-Density Residential.
- C. Application for Preliminary Plat Approval of 1919 2nd Street NW.

Wanberg gave his presentation representing the Comprehensive Plan Amendment; the Rezoning and the Preliminary Plat as it all relates to the same property owned by C&S Vending.

Rick Amundson (the Applicant), on behalf of Sun Companies Properties Management, LLC (Owner of 1919 2nd Street NW), plan to convert the undeveloped land and existing single-family residential properties fronting 4th Street NW to multi-family workforce

housing. The proposed housing development would occur over several years, with the first phase of development occurring at the northeast corner of 4th Street NW and 20th Avenue NW.

With regard to the Comprehensive Plan amendment, Wanberg stated that it does fit within the projection 2040 Comprehensive Plan.

It is in the community's best interest to rezone the south portion of 1919 2nd Street NW from I-1, Light Industrial to R-4, High-Density Residential. The rezoning is consistent with the 2040 comp Plan as well.

In regard to the request to recommend approval of the proposed preliminary plat. The applicant will be subdividing the property at 1919 2nd Street NW into two lots and one outlot. The proposed Lot 1 would contain the existing C & S Vending light industrial building, and the Applicant proposes developing a multi-family residential use on the proposed Lot 2. In the next several years, the Applicant proposes to replat the proposed Lot 2, the proposed outlot, and the properties at 1914, 1916, 1918, and 1920 into one lot that will accommodate residential

After Wanberg's presentation, Chair Ackman wanted to clarify that the Preliminary Plat recommendation will only be for the two lots and not approving anything else.

Chair Ackman brought a motion, seconded by Commissioner Ali to recommend that the City Council approve Resolution 2022-xxx Approve a Comprehensive Plan Amendment to Guide the North Side of the 1900 Block of 4th Street NW to Residential/Commercial Mixed-Use based on the findings and conditions in the resolution.

Motion carried unanimously.

Vice Chair Campbell then asked for a motion to recommend approval of the rezoning.

Chair Ackman brought a motion, seconded by Commissioner Albers to recommend that the City Council approve Ordinance 2022-x Rezone the South Portion of 1919 2nd Street NW from I-1, Light Industrial to R-4, High-Density Residential and Rezone 1914, 1916, 1918, and 1920 4th Street NW from R-2, Low-Density Residential to R-4, High-Density Residential.

Motion carried unanimously.

Commissioner Albers brought a motion, seconded by Commissioner Ali to Recommend that the City Council approve Resolution 2022-xxx Approve the Preliminary Plat of RSA Properties, LLC at 1919 2nd Street NW based on the findings and conditions in the resolution.

Motion carried unanimously.

- D. Application for a variance amendment to allow electronic message board displays on the marquee at the Paradise Center located at 321 Central Avenue, in the CBD Central Business District and Downtown Sign District.

Heidi Nelson, Executive Director, Paradise Center for the Arts, 321 Central Avenue, has applied for a variance amendment seeking to replace an internally lit message board with a new Electronic Message Board (EMB) of the same size or smaller on the marquee. The new EMB will have a full color LED screen. It will be programmable to update messaging as needed for this performing arts center. The EMB is needed to update the changeable copy style message that now requires art center staff to climb a ladder to change the individual letters manually on all three sides of the marquee.

Vice Chair asked for discussion and Commissioner Ali asked why it took so long. Heidi Nelson stepped forward and stated that it was due to funding.

Commissioner Albers brought a motion, seconded by Chair Ackman to recommend approval of findings in support of the proposed variance amendment to allow EMB panels on the Paradise Center Marquee as provided in the draft resolution attached with this report.

Motion carried unanimously.

- E. Application for a variance from Shoreland Overlay District impervious surface coverage limits for construction of a new garage driveway at a residence located at 1906 2nd Ave NW

Jonathan Woods on behalf of Jeremiah and Bonnie Jo Quinnell (owners), has requested a variance from the shoreland overlay district impervious surface coverage limits for residential uses. They are planning to construct a new 32' X 24' (768 SF) three-car garage at 1906 2nd Ave NW. The property is zoned R-3, Medium Density Residential District. The garage will be placed as far west as possible on site to screen the home from noise coming from events at the Fairgrounds.

Chair Ackman brought a motion, seconded by Commissioner Ali to recommend approval of the findings in support of the variance application for 1906 2nd Ave NW as listed in the draft resolution attached with this report.

Motion carried unanimously.

4. Planning Commission Updates

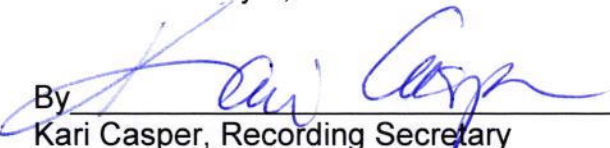
Wanberg just gave a quick update on the last council meeting and then Commissioner Albers then gave an update that the EDA talked about the Farmer Seed Building and the property on the west corridor.

5. Adjourn

Vice Chair Campbell requested a motion to adjourn. Commissioner Albers made a motion to adjourn seconded by Commissioner Ali. Meeting was adjourned at 7:04 p.m. Motion carried unanimously.

Dated February 7, 2022.

By


Kari Casper, Recording Secretary