PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS MONDAY, MAY 4, 2026 6:00 PM

Meeting Items

1. Call to Order/ Approve Agenda

   A regular meeting of the Planning Commission was called to order at 6:00 p.m. by Chair Barton Jackson. Members present were Chuck Ackman, Ed Miglio, Michael Salt, Emily Shaw, Tina Wilson, and Chair Barton Jackson. Staff present included Harry Davis, City Planning Manager; Leslie McGilivray-Revas, City Planner I; and Kari Casper, Administrative Assistant II.

   A motion was made by Tina Wilson, seconded by Ed Miglio, to approve the agenda as presented. The motion passed unanimously.

2. Approval of the Minutes

   A motion was made by Tina Wilson, seconded by Michael Salt to approve the meeting minutes as presetned. The motion passed unanimously.

3. Public Hearings

A. Resolution 2026-XXX Approve a Conditional Use Permits for Multi-Family on Lot 1, Block 2, Riverchase Addition

   Harry Davis gave a presentation on behalf of Ryan Nolander the applicant for Hamilton Real Estate, regarding the request for a recommendation to approve a CUP for Riverchase II. Davis stated that it meets all the criteria for granting a CUP. The proposed apartments, building height, and density of units are a reasonable request and help facilitate the planned redevelopment of this area. City staff are not aware of any issues with current traffic near the property and don't anticipate future issues. The property and parking lot can easily accommodate the use and increased density without negatively impacting nearby properties. Chuck Ackman asked if this was the final phase or if there would be a Phase III. Harry Davis said yes, this is the final phase. Chair Jackson opened up the matter for public hearing at 6:09 p.m. Ryan Nolander of Hamilton Real Estate, Rochester, Minnesota came forward and answered a few questions regarding Phase I by stating that it is almost full; with the new buildings opening, people are moving between. Chuck Ackman asked about the parking and then the bike trail. Emily Shaw said that they did move the trail when they built the ponds. Nolander said that the only difference between Phase I and II would be that the building would be blue instead of green. Chair Jackson closed the public hearing at 6:10. Tina Wilson asked about the entitlements that are going along with this project. Harry Davis said that they will be getting a TIF and Tax Abatement.

   A motion was made by Michael Salt, seconded by Ed Miglio to recommend approval of

Resolution 2026-XXX Approve a Conditional Use Permit for Multi-Family on Lot 1, Block 2, Riverchase Addition as presented. The motion passed unanimously.

4. Requests to be Heard

   None.

5. Items for Discussion

   None.

6. Routine Business

   None.

7. Board & Commissions Updates & Reports

   Harry Davis said that items for Hill Block and Child Care Centers in the PI districts went through the Council. Davis also said that data center went through the first reading. The council would like to see the development standards.

   Chair Jackson did state that Commissioner Green had given notice to him that she would no longer be on the board. Chuck Ackman asked if anyone else was on any other boards and requested that we could rename this item to just "City Council Updates". Tina Wilson made a motion to rename item 7 on the agenda to be called "City Council Updates", and actually it should be item 8 since she moves that we separate the Call to Order and move the item of "Approve Agenda" as the second item. Her motion was seconded by Chuck Ackman. This motion passed unanimously.

8. Adjournment

   A motion was made by Tina Wilson, seconded by Ed Miglio to adjourn the meeting at 6:19 p.m. This motion passed unanimously.

By: Kari Casper