

## MINUTES OF PLANNING COMMISSION MEETING

March 13, 2023

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 13th day of March, 2023 at 6:30 PM

**THE FOLLOWING WERE PRESENT:** Chairman Ferris, Commissioner Buckingham, Commissioner Fitch, Commissioner Hanson, Commissioner Egger, Commissioner Tinsley and Commissioner Johnson

**THE FOLLOWING WERE ABSENT:** None

**THE FOLLOWING WERE ALSO PRESENT:** City Clerk Linda Rappe, Ian Albers, Planning/EDA Assistant, Brad Scheib – HKGi, John Buckingham, Gordy Simanton from Solar Stone, James Foote, Dean Schuette, Lois and Leon Cunningham, Cassie Kruger

### **CALL TO ORDER AT 6:30PM**

**SWEAR IN NEW MEMBER** – City Clerk Rappe swore in New Planning Commissioner Brandon Buckingham.

**MINUTES OF THE PREVIOUS MEETING** – February 13, 2023 **Motion to Approve made by Commissioner Tinsley, second by Commissioner Fitch with All Voting Aye**

**PUBLIC HEARINGS – Kwik Trip Electronic Sign** – Planning/EDA Asst. Ian Albers gave the background on the electronic message sign for the new Kwik Trip on N Mantorville avenue. Mr. Albers went through the findings of fact. – Chairman Ferris asked how far the residential homes to the north are from the sign. Mr. Scheib stated well over 100 feet.

Public Hearing Opened

No comments

Public Hearing Closed

**Motion to recommend approval made by Commissioner Egger, second by Commissioner Buckingham with All Voting Aye.**

**DISCUSSION ON AN INQUIRY FOR ANNEXATION** – Mr. Albers stated that there is a proposal to annex property for a solar farm. The parcel is 77 acres and 5 acres are for the solar farm. This is in our urban expansion area but not in our orderly annexation area.

Mr. Scheib stated that the orderly annexation agreement would need to be amended. The comp plan and zoning ordinance would have to be amended. This is just a discussion there has been no formal application. Chairman Ferris asked what the balance of the land may be used for. Commissioner Fitch is concerned with access he would like to see more of a general development plan. Gordy Simanton from Solar Stone stated that the land is owned by Jessup DeCook who could not attend tonight's meeting. Mr. Simanton is under the impression that the balance of the land would be residential. Commissioner Johnson asked about the electric service, Mr. Simanton stated that this would be served by Xcel unless we made a land swap or bought out that territory, Xcel would get the power.

Mr. Schieb stated that there are a lot of topics that we need to understand, the key system impacts, how does our code address solar developments, it does not. The Comp plan would have to be updated. And what does this mean for our public utility.

### **REZONING WITHIN THE URBAN EXPANSION DISTRICT FOR LC TRUCKING**

**RELOCATION** – Mr. Albers stated that LC Trucking is looking at relocating to the intersection of

County Road 15 and 34. LC Trucking has made application to the County for a rezone. This is in our urban expansion zone so the County will look at the City's recommendation on the rezone. This is a location that is planned for an interchange and this would be a very fitting use for this area. Commissioner Egger is in favor of recommending moving forward with a positive recommendation. This fits in the area. Chairman Ferris stated that this has reasonable access to Hwy 14. Commissioner Fitch asked Mr. Cunningham about accesses one or two. Mr. Cunningham stated that he would only need one. **Motion to recommend approval of the rezone made by Commissioner Egger, second by Commissioner Fitch with All Voting Aye.**

**OTHER** – Nothing

**ADJOURN** – 7:00pm

Respectfully Submitted,

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Linda Rappe, City Clerk