

## Plan Commission Meeting Minutes

Chairman Luther called the Plan Commission Meeting to order in the City Hall Council Chambers on Monday, March 31, 2025, at 7:00 p.m.

1. Roll Call: Jeff Luther, Dennis Kropp, Steve Cook, Cody Gentz, Dick Martinson and Mark Kalscheur. Steve Lindberg was absent. Others Present: David Schofield, Dave Kowieski, Tory Luck and Sam Gartmann.
2. Approval of Minutes: Kropp moved to approve the February 24, 2025, Plan Commission minutes with a second by Kalscheur. Motion carried.
3. Public Comments: Luck introduced himself as a representative of FS 408, LLC and spoke in favor of the certified survey map. Gartmann introduced himself as a representative of RLS and spoke in favor of the certified survey map.
4. Items of Discussion:
  - a. Schofield presented FS 408, LLC's proposed certified survey map. Schofield explained that the owner desired to create two buildable lots. Schofield noted that the proposed Lot 2 could theoretically accommodate a 16-unit apartment building but parking, stormwater and greenspace requirements would likely lead to no more than 8-units. Kropp asked if the property was steeply sloped. Schofield noted that the eastern one-third was steeply sloped but that the rest was relatively level. Martinson asked about the drainage easement. Schofield noted that the Natwick and Shorewood Heights subdivisions include this easement up to the 860 elevation. Schofield also noted that the City has used this drainage easement to maintain the bed and banks of Jarrett Creek which flows in this area. Schofield noted that the City Surveyor had reviewed the proposed certified survey map and several minor corrections necessary. Kropp moved to approve FS 408, LLC's proposed Certified Survey Map on 24<sup>th</sup> Street NE contingent upon the surveyor addressing staff comments dated March 26, 2025, with a second by Cook. Motion carried.
  - b. Schofield advised the next regularly scheduled Plan Commission meeting was set for 7:00 p.m. on Monday April 28, 2025.
5. Cook moved to adjourn with a second by Gentz. Motion carried.

Minutes Recorded by David Schofield