

CITY OF MILACA PLANNING COMMISSION MEETING MINUTES

AUGUST 14, 2023

6:20 P.M.

1. OPEN PLANNING COMMISSION MEETING: Joel Millam – Acting Chairman
2. MEMBERS PRESENT: Roll Call:
  - a. Joel Millam, Hayden Hultman, Brett Freese, Arla Johnson
  - b. Others Present: City Manager Tammy Pfaff, Assistant City Clerk Deloris Katke, Council Liaison Norris Johnson, Greg Chaffin of Bluewaters Potato Patch-Milaca, LLC
3. APPROVAL OF MINUTES FROM JULY 10, 2023 – Motion to approve minutes from July 10, 2023 made by Brett Freese, seconded by Arla Johnson. No further discussion. All in favor. Motion passes.

Hayden Hultman to take minutes as Pam Novak is absent.

4. PUBLIC HEARINGS: Opened at 6:23 p.m.
  - a. **Zoning Change from R1 to R2:** PC Member Freese asked where this request was coming from. City Manager Pfaff stated from the Curt Wall incident where he ended up having too many apartments not in compliance. We are finding that there are a lot of other properties turning their homes into rental units and this would clean up a lot of these properties. PC Member asked if we were just catering to one resident but City Manager Pfaff stated no, that it is a win-win for both as he would still have to get a conditional use permit. PC Member Freese further stated that he has seen other properties that are rentals as well but he just didn't want to cater to one resident. City Manager Pfaff stated that it just makes sense to change because R1 is typically used for bigger parcels of land. The rest of the city is normal. No further discussion.
  - b. **Amendment to the Zoning Code #156.037(B):** PC Member Freese asked if this 40 foot height was consistent with other communities. City Manager Pfaff stated she did check with the airport zones to make sure this height was OK within the airport zone and it was. City Manager Pfaff stated the city has another developer, Greg, that would have liked to have had a higher development and we are getting more developers that would like higher buildings. If we are going to look at future development, we need to be more compliant. PC Member Freese asked how tall the high rise was and PC Member Millam stated it was 5 stories so it would be about 55-60 feet tall. Ballpark estimate stories are about 11-12 feet per floor for mechanical. No further discussion.

5. Public Hearings closed at 6:26 p.m.

6. NEW BUSINESS:

- a. **Final PUD for Bluewaters-Potato Patch-Milaca, LLC:** City Manager Pfaff stated there

was not many changes from the preliminary plat. Cleaned up some of the language from the vacation portion and the easement is also included on the final. Greg Chaffin stated that the buildings were moved around at last month's revised preliminary plat. PC Member Millam stated that the PUD versus the conditional use permit allows the buildings to be closer together so it eliminates some of the setback requirements between the buildings. Greg Chaffin stated that it is basically one lot versus individual lots.

PC Member Freese made a motion to approve the Final PUD for Bluewaters-Potato Patch-Milaca, LLC. PC Member A. Johnson seconded the motion. No further discussion. All in favor. Motion passes.

**b. Zoning District Changes from R-1 to R-2:** PC Member Millam called for a motion to approve the changes. PC Member Freese made a motion to approve the Zoning District Changes from R-1 to R-2. A. Johnson seconded the motion. No further discussion. All in favor. Motion passes.

**c. Zoning Change to 40' Height:** PC Member Millam called for a motion to approve the changes. PC Member Freese made a motion to approve the Zoning height to 40' (in R-3 Zone only) A. Johnson seconded the motion. No further discussion. All in favor. Motion passes.

**d. Planning Commission Vacancy:** City Manager Pfaff stated we are still looking for a member. PC Member Freese stated he may have someone interested. City Manager Pfaff stated to have them send her a letter of interest.

#### 7. MISCELLANEOUS:

PC Member Hultman stated that with this upcoming school year he will be busy with a new job so he is resigning from the Planning Commission. He had a resignation notice and stated this was effective as of tomorrow. City Manager Pfaff stated Hayden was very helpful in getting the Comprehensive Plan up to date and thanked him for his help on that project.

#### 8. ADJOURN:

PC Member Millam called for a motion to adjourn. PC Member A. Johnson made the motion to adjourn. PC Member Freese seconded the motion. No further discussion. All In favor. Motion passes.

Meeting adjourned at 6:40 p.m.