

PLANNING BOARD MEETING
Monday, March 10, 2025, 7:00 P.M.

Chairman Ed Palandri called the public hearing to order regarding text amendment changes requested for ZUM TRANSPORTATION SERVICES, at the corner of Locust Street and Abbott Drive. No comments received; Jay Gundersen moved to close hearing at 7:05 p.m. seconded by Pauly; unanimously approved.

Chairman Ed Palandri called the public hearing to order regarding text amendment changes requested for The LANDINGS RESERVE located along Lagoon Drive and near the east end of Avenue Q. Multiple residents voiced concerns and asked questions in favor and opposing the project. The developers were present to answer all questions. Gundersen moved to close the hearing at approximately 8:35 p.m. Gundersen moved to approve the concept, seconded

Board Chair Ed Palandri called the meeting to order at 8:35 p.m. Roll Call: Present: Ed Palandri, Jay Gundersen, Ray Pauly, Robert Horan Kathryn Dueling and Tim Podraza are present. Absent Drew Evers.

Podraza moved to approve the agenda, seconded by Pauly; unanimous approval; Podraza moved to approve the consent agenda consisting of building permit listing January- February 2/17/25 council minutes, 2/10 planning board minutes - seconded by Pauly; unanimously approved.

New Business:

Regarding the Landing Reserve LLC., Gundersen moved to send conception plans for new units at the property located west of Lagoon Drive. There was much discussion on the plans and ideas for future development. 20+ residents voiced a mix of concerns and support over what will be happening in the area with proposed short-term rental cabins. Gundersen motioned to approve the concept and send it to the city council seconded by Podraza, after further discussion Gundersen withdrew original motion to send concept to council; Motion by Podraza second by Gundersen to approve rezoning of the property as it was published. Roll call Kathy no Jay yes Ed no Bob no Ray yes Tim no 4 no – 2 yes. Motion did not carry thank you for your time. Thank you.

The text amendment changes to add transportation services for the property occupied by Zum Transportation Services at the corner of Locust and Abbott Drive. The conditional use permit was approved by the council with one amendment to allow for a 5-year permit instead of the recommendation of 2 years from the Planning Board. Pauly made a motion previous meeting that Zum was supposed to put the dumpsters in back and put slats in the fence and they have done absolutely nothing and then instead of moving the porta-pots to the back corner of the lot and so Gundersen made a motion that we deny this conditional use permit Podraza second it. Gundersen has a motion on the floor, Palandri commented that the text amendment or the condition use permit can apply until the property is rezoned and so my understanding is that conceptually we've agreed to terms of a conditional use permit but it has to be rezoned in order to apply the condition use permit so Jay's motion and Tim second is to not approve the text amendment which basically is saying we're not approving the conditional permit that goes with it, not in agreement with the

conditional use per and this is because of non-compliant they haven't done anything they said yes not one thing they didn't follow, non-compliant with the conditions of the conditional use permit. Gundersen made a motion that we recommend the city council revoke the conditional use permit for Zum motion was made by Gundersen second by Podraza; roll call please Jay yes Ed yes Bob yes Ray yes Tim yes Kathy yes; All right motion carries.

Overland Development representative Austin Kack appeared via phone concerning the development plan for 2 or 3 story apartment complex for senior residents 55+ at the corner of 9th and Avenue K. Overland Development request to proceed with the necessary public hearing for rezoning to allow this property to be made R3. Gundersen moved to set public hearing for April 14th at 7 p.m. planning board meeting, seconded by Podraza, Roll Call Ed yes Bob yes Ray yes Tim yes Kathy yes Jay yes motion approved.

AT&T permit for upgrades to the 5G Tower, Palandri recommend approval because it's basically maintenance, so we have motion by Pauly second by Gundersen to approve the permit as applied for. Roll call Bob yes, Ray yes, Tim yes, Kathy yes, Jay yes, Ed yes, all right motion is approved. TSL fence permit to replace existing fence, Gundersen motioned we approve this second by Podraza. Roll call please Ray yes Tim yes Kathy yes Jay yes Ed yes Bob yes motion approved.

Palandri wanted to defer until next month for the full board. Podraza motioned we stay with Ed and Drew if Ed will accept it, seconded by Jay, if Drew doesn't want it. Roll Call: Tim yes, Kathy yes, Jay yes, Ed I need to abstain, Bob yes, Ray yes, all right thank you.

Planning Board will meet in special workshop session on Monday March 24 to discuss the zoning code revision.

Gundersen moved to adjourn seconded by Podraza. Adjourn at 9:43 p.m.