

## PLANNING BOARD MEETING

Monday, May 12, 2025

Chairman Ed Palandri called the public hearing to order; at the request of developer the land development ordinances shall be amended as follows:

Add the following definition of “Limited Resort Lodging” to the list of residential use types and approve this use within R2/R1 within the Unified Land Development Ordinance. The definition is outlined hereto: Section 3 USE TYPES, 304 Residential Use Types, Item K Provides tourist accommodations including guest rooms or suites, which are intended or designed to be used, rented, or hired out to guests intending to occupy the room for less than 32 consecutive days, with various recreational amenities. The guest rooms or suites are independently accessible from the outside, parking space located on the property, with a minimum unit size of 190 square feet, no more than 2 stories tall, no more than 6 units per acre (averaged over the entire property area), with accessory functions like offices, maintenance, retail, and reception areas provided on the property in separate buildings from the units. A minimum contiguous site area of 2 acres is required.

Add the following definition of “Limited Resort Lodging Accessory Uses” to the list of residential use types and approve this use within R2/R1 within the Unified Land Development Ordinance. The definition is outlined hereto: Section 3 USE TYPES, 304 Residential Use Types, Item L Allows for accessory uses to the Limited Resort Lodging conditional use. These accessory uses are commercial in nature to provide guest services including but not limited to Food Sales (Limited), Commercial Rec (Outdoor), Cocktail Lounge, Liquor Sales, Personal Improvement, Personal Services, Restaurants (General), Retail Services (Limited), and small events. A minimum contiguous site area of 3.5 acres is required. At 8:10 p.m. Podraza moved to close the public hearing, seconded by Pauly; unanimously approved.

At 8:10 p.m. Board Chair Ed Palandri called the meeting to order. Roll Call: Present: Ed Palandri, Jay Gundersen, Ray Pauly, Drew Evers, Kathryn Dueling Robert Horan and Tim Podraza are all present along with City Clerk Jackie Carl and City Attorney Clint Fichter.

Gundersen moved to approve the agenda and move item 2E Planning Board rezoning – workshop and item 2F Permit for Paving replacement down to old business seconded by Podraza with the changes; unanimously approved. Podraza moved to approve the consent agenda consisting of building permit listing May 4/21/25 council minutes, 4/14 planning board minutes - seconded by Dueling; unanimously approved.

New Business:

Recommendation regarding the Overland Development request, Gundersen made a motion that we would enter into a conditional use permit for this project in favor of this project, second. Motion by Jay, second by Katherine to support this now. Gundersen, I withdraw my motion and make a motion that we rezone it to R3 with a development agreement and conditional use with that or not might as well conditional use and a development agreement then we have everything we want. Roll Call : Kathy-yes Jay-yes, Ed-no Drew-yes, Bob-yes, Ray-yes, Tim-yes, all right motion carries.

The Landings Reserve – motion by Tim second by Katherine to not approve the text amendment proposed text amendment. Roll call: Jay-no, Ed-yes Drew-no Bob-yes Ray-no Tim-yes, Kathy-yes That was four in favor and three against correct so motion carries.

Trey Bowman – request address for new home, Pauly motioned to approve 4407 North 6<sup>th</sup> Street seconded by Gundersen. Unanimously approved.

Fred Vogt – came to voice concerns over the proposed development from earlier this evening and that there are requirements to be met for water shed and EPA before developing this land.

Planning Board rezoning workshop was held Monday 4/28 and the next would-be May 26<sup>th</sup> but that is Memorial Day, Palandri moved to set workshop for Monday 6/23. Motion by Pauly seconded by Podraza; unanimously approved.

Permit for Paving replacement – board members voiced concerns why no commercial permit was pulled for a business who replaced a broken concrete driveway.

Councilman Grell was present to request assistance or guidance to unvacated the road adjacent to his lakefront property that is landlocked without road access.

Podraza moved to adjourn seconded by Pauly. Adjourn at 9:09 p.m.