



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Minutes – Wednesday, November 5, 2025 – 6:30 p.m.**

1. Call to Order

Chair Bjorum called to order the regular meeting of the Planning Commission at approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.

2. Roll Call

At the request of Chair Bjorum, City Planner Thomas Paschke called the Roll.

Members Present: Chair Erik Bjorum, Vice-Chair Pamela Aspnes, and Commissioners Tammy McGehee, Allison Campbell Jensen, Jon Barstad, and Erin Lynch.

Members Absent: Steve Cyra

Staff Present: City Planner Thomas Paschke, Community Development Director Janice Gundlach, and Senior Planner Bryan Lloyd

3. Approve Agenda

MOTION

Member McGehee moved, seconded by Member Campbell Jensen, to approve the agenda as presented.

Ayes: 6

Nays: 0

Motion carried.

4. Public Comment

5. Review of Minutes

a. September 3, 2025, Planning Commission Regular Meeting

MOTION

Member Barstad moved, seconded by Member McGehee, to approve the September 3, 2025, meeting minutes.

Ayes: 6

Nays: 0

Motion carried.

6. Communications and Recognitions:

- a. **From the Commission or Staff:** *Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process.*

None.

7. Public Hearing

- a. **Consider a Request for an Approved Planned Unit Development to Allow a Home Design that is Different from the Design Approved in 2005 (PF25-010)**
Chair Bjorum opened the public hearing for PF25-010 at approximately 6:34 p.m. and provided an overview of the purpose and process of a public hearing. He advised that this item will be before the City Council on November 24, 2025.

Senior Planner Bryan Lloyd summarized the request as outlined in the staff report dated November 5, 2025.

Mr. Lloyd explained that the proposed amendment involves changing the townhomes from single-story to two-story designs. He reviewed the history of the PUD, the current state of the lots, and the proposed changes, including their impact on the site and surrounding areas.

Member Campbell Jensen inquired whether the footprint of the proposed buildings would change significantly.

Mr. Lloyd explained that the footprint would be a bit smaller than the original plan.

Member Barstad expressed concerns regarding wetlands, historic flooding, and the effects on grading and drainage.

Mr. Lloyd recognized the possibility of changing the layout to enhance drainage and fulfill stormwater specifications.

Mr. Mark Olson, the owner of Joshua Markham Builders, and Lawrence Aderinkomi, the property owner, introduced themselves.

Mr. Olson explained the reasoning behind the two-story design and the possibility of an HOA managing maintenance.

Member McGehee asked about the watershed involved.

Mr. Lloyd confirmed that it is the Capital Region Watershed.

Public Comment

Ms. Kristin Thul, 170 & 160 Elmer St

Ms. Thul expressed her concerns about water runoff and potential flooding from the new development.

Mr. Lloyd stated that the stormwater requirements would be handled to avoid flooding.

Ms. Thul inquired about the setback from her property and its effect on her land.

Chair Bjorum clarified that the setbacks are more extensive than required by the zoning code.

Mr. Lloyd and Chair Bjorum assured Ms. Thul that the development would not shed water onto her property and would meet stormwater regulations.

Chair Bjorum ended the public hearing.

Commission Deliberation

The Commission discussed the requirement for two motions to approve the concept and final plans.

Member Aspnes confirmed that separate motions are needed for the concept and final plans.

MOTION

Member Aspnes moved, seconded by Member Lynch, to recommend to the City Council approval of the proposed PUD Amendment Concept Plan to allow a two-story townhome design to replace the approved one-story design, based on the content of this RPCA, public input, and Planning Commission deliberation. (PF25-010).

Ayes: 6

Nays: 0

Motion carried.

MOTION

Member Aspnes moved, seconded by Member Campbell Jensen, to recommend to the City Council approval of the proposed PUD Amendment Final Plan to allow a two-story townhome design to replace the approved one-story design, based on the content of this RPCA, public input, and Planning Commission deliberation. (PF25-010).

Ayes: 6

Nays: 0

Motion carried.

8. Business

Appoint a Member to Serve on the Civic Campus Final Design Stakeholder Group.

Community Development Director Janice Gundlach explained that the Planning Commission needs to appoint a member to serve on the Civic Campus Stakeholder Group.

Chair Bjorum asked if anyone on the commission wanted to volunteer for the open seat.

Member Campbell Jensen nominated Member McGehee for the position.

Ms. Gundlach stated that a motion was unnecessary, only a commission consensus was required, and Member McGehee was willing.

Member McGehee accepted the nomination.

The commission's consensus was to appoint Member McGehee to the Civic Campus Stakeholders Group.

9. Commission Direction on Commission Member-Initiated Agenda Items

10. Adjourn

MOTION

Member Campbell Jensen, seconded by Member McGehee, to adjourn the meeting at 7:11 p.m.

Ayes: 6

Nays: 0

Motion carried.