

Draft Minutes for the January 7, 2025, Planning Commission Regular Meeting

- F) SUP24-398 Public hearing and recommendation to City Council to rezone approximately 17 acres out of the Freiheit 2 Subdivision, Block 4, Lots 2, 3, and 4, from R-2 AH (Single Family and Two-Family with Airport Hazard Overlay District) to MU-B AH SUP (High-Intensity Mixed Use with Airport Hazard Overlay District with a Special Use Permit to allow Industrial and Commercial Uses), currently addressed at 622 S Kowald Ln. (Applicant: Shannon Mattingly; Owner: Ryan Sweeney; Case Manager: Amanda Mushinski, Planner)**

Matthew Simmont presented the aforementioned item and recommended consideration of MU-A or M-1A as an alternative zoning district to the requested MU-B with SUP.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

Shannon Mattingly elaborated on the item discussing zoning and land use of the subject property and the surrounding area, the intent of the request, code requirements as they relate to requested SUP conditions and allowed uses, proposed infrastructure improvements, staff's recommendation, communication efforts with neighboring property owners, and building design of the development.

Discussion followed on the intent of the requested SUP versus a straight rezoning to staff recommended zoning districts.

Chair Sonier opened the public hearing and asked if anyone wished to speak on the item.

Ryan Sweeney spoke in favor of the request.

Brief discussion followed on the proposed building design.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further questions or motion.

Motion by Commissioner Miedema, seconded by Vice-Chair Nolte, to recommend approval of the item to City Council as presented. Motion carried unanimously.