



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, March 2, 2022 – 6:30 p.m.**

- 1 **1. Call to Order**
2 Chair Kimble called to order the regular meeting of the Planning Commission meeting at
3 approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.
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- 5 **2. Roll Call**
6 At the request of Chair Kimble, City Planner Thomas Paschke called the Roll.
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8 **Members Present:** Chair Julie Kimble, and Commissioners Michelle Pribyl, Michelle
9 Kruzel, Tammy McGehee, Karen Schaffhausen, and Emily
10 Leutgeb
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12 **Members Absent:** Erik Bjorum
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14 **Staff Present:** City Planner Thomas Paschke and Bryan Lloyd
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- 16 **3. Approve Agenda**
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18 **MOTION**
19 **Member Pribyl moved, seconded by Member Kruzel, to approve the agenda as**
20 **presented.**
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22 **Ayes: 6**
23 **Nays: 0**
24 **Motion carried.**
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- 26 **4. Review of Minutes**
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28 **a. February 2, 2022 Planning Commission Regular Meeting**
29 Commissioner McGehee noted she submitted a change to the minutes to City Staff.
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31 **MOTION**
32 **Member McGehee moved, seconded by Member Leutgeb, to approve the**
33 **February 2, 2022 meeting minutes.**
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35 **Ayes: 6**
36 **Nays: 0**
37 **Motion carried.**
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- 39 **5. Communications and Recognitions:**
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41 a. **From the Public:** *Public comment pertaining to general land use issues not on this*
42 *agenda, including the 2040 Comprehensive Plan Update.*

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44 None.

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

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50 None.

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52 **6. Public Hearing**

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54 a. **Consider a Request by Drive Brands, LLS (Take 5 Car Wash) for a Conditional**
55 **Use to Allow a Drive-Through at 1701 County Road C (PF21-020)**

56 Chair Kimble opened the public hearing for PF21-020 at approximately 6:39 p.m. and
57 reported on the purpose and process of a public hearing. She advised this item will be
58 before the City Council on March 21, 2022.

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60 City Planner Paschke summarized the request as detailed in the staff report dated
61 March 2, 2022.

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63 Member McGehee thanked staff and the developer for putting the pathway through.
64 She appreciated that and wondered if there will be any landscaping along the parking
65 area.

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67 Mr. Paschke explained currently the plans do not show landscaping in that area. He
68 thought the goal would be to put something along there. It is possible the landscaping
69 will come with the adjacent development to the west, when that development occurs
70 that there will be landscaping between the two. He noted he will speak with the
71 engineer to see if there is the ability within that to be able to put at least some planting
72 and staff will work with the next development to augment that on the property line
73 between the two.

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75 The applicant was not at the meeting.

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77 **Public Comment**

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79 No one came forward to speak for or against this request.

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81 Chair Kimble closed the public hearing at 7:00 p.m.

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83 **MOTION**

84 **Member Pribyl moved, seconded by Member Kruzel, to recommend to the City**
85 **Council approval of a Conditional Use to Allow a Drive-Through for Take 5 Car**
86 **Wash at 1701 County Road C, Based on the Submitted Site and Development**
87 **Plans, Subject to the Two Conditions listed in the Staff Report. (PF22-020).**

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Ayes: 6
Nays: 0
Motion carried.

7. Adjourn

MOTION
Member McGehee, seconded by Member Leutgeb, to adjourn the meeting at
7:03 p.m.

Ayes: 6
Nays: 0
Motion carried.