



Commission Members Present: Granlund, Wolfgram, Obaid, Christopherson, Erickson, Brandvold, Johnson

Commission Members Absent: Helgeson, Davis

Staff Members Present: Allen, Petrie, Ness, Tietz

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called roll for the meeting. Commissioners Granlund, Wolfgram, Obaid, Christopherson, Erickson, Brandvold and Johnson were present.
3. Open public comment period for items not on the agenda noted as public hearings. None.

#### Consent Agenda

4. Approval of January 3, 2022 minutes.  
Commission Erickson moved to approve the minutes and seconded by Wolfgram.

#### Regular Agenda

5. Public Hearing – For Recommendation to City Council – Rezoning (Z-1720-23) C-2P to R-3P  
Petrie presented the request for a rezoning and adopt the general development plan for multi-family project located on Cypress Street. He noted that the property was currently zoned C-2P with a request to rezone to R-3P. The general development plan shows a mixture of building types and total of 36 units as proposed. A final site plan is required at a later date and this agenda item will be on the Council agenda on January 23<sup>rd</sup>.

Matt Appel, with AEC, spoke about the proposed development and agreed to the conditions noted in the staff report.

Greg Haselwander, with Haselwander Properties, spoke about the development and the market currently in construction. He noted that 42 dwelling units was the maximum concept with the first design and the development team reduced it down to 36 dwelling units.

Brenda Miller, 3530 Karen Court (Town of Washington), spoke about traffic concerns and issues with the intersection currently at Cypress Street and Hamilton Avenue. In addition, she noted that it's very difficult to get to and from Robbins Elementary School.

Motion by Commissioner Wolfgram to recommend the rezoning and general development plan with conditions, seconded by Commissioner Christopherson and the motion carried unanimously.

6. Alley Vacation  
Ness presented a request for an alley vacation near Doty Street and E. Grand Avenue, adjacent to 618 E Grand Avenue. She noted that the vacation was signed by all ownership adjacent to agree to vacate the alley. This agenda item will be on the City Council agenda on January 24<sup>th</sup>.

Bob Wing, owner of 618 E. Grand Avenue, was in attendance for this agenda item.

Motion by Commissioner Erickson to recommend approval of the alley vacation. Seconded by Commissioner Johnson and the motion was carried unanimously.

7. Discussion  
Regional Housing Study Steering Committee Participation

Allen noted the schedule for the Housing Study and looking for up to two individuals from the Commission to participate on the steering committee. Commissioner Wolfgram and Commissioner Erickson volunteered to be on the steering committee.

8. Future Agenda Items and Announcements

Allen announced that the next meeting will be on Monday, February 20<sup>th</sup>.

9. Adjournment

The meeting adjourned at 7:40 p.m.



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Zina Obaid, Secretary