



**Planning and Zoning Committee**  
**Meeting – Wednesday, December 4, - 7:00 pm**  
**City Hall**

1. Call Meeting to Order – Meeting was called to order at 7:02 by Chair Shane Sheets.  
Present: Shane Sheets, Hunter Pederson, Sarah Sheets, Alan Albrecht, Schawn Lindquist  
Staff Present: P&Z Administrator Amy Soeffker, City Clerk Diane Hatlestad  
Guests present: Harrison DeBoer, Ken Stockman
2. Pledge of Allegiance – All stood for the Pledge of Allegiance.
3. **Public Hearing for Proposed Comprehensive Plan** – no public comments on the comp plan. Motion by Shane Sheets to close the public hearing at 7:03 pm, seconded by Schawn Lindquist. Motion carried.
4. Approve/Deny Agenda
  - December 4, 2024 – Motion by Sarah Sheets to approve the December 4 agenda, seconded by Albrecht. Motion carried.
5. Approve/Deny Minutes
  - November 6, 2024 – Motion by Shane Sheets to approve the November 6 minutes, seconded by Pederson. Motion carried.
6. New Business
  - a. Review of Comprehensive Plan – The committee review the comp plan. Soeffker and DeBoer answered any questions.
  - b. 2025 Goals
    - Meet with the townships to begin orderly annexation discussions
    - Work with businesses on zoning instead of against
    - Work to bring more members to the Planning and Zoning Commission
7. Old Business
  - a.
8. Other/Updates - Happy Birthday to Schawn Lindquist!
  - a. EDA update

- Sharda Enclave TIF – Still moving forward with the TIF and public hearing on December 26<sup>th</sup> at Council. EDA approved TIF resolution, still need to work on the development agreement.
  - Green Isle Warehouse/Bartels project – still moving forward with the project. Have some numbers for TIF and building costs.
- b. First meeting of 2025 – Consensus of the committee that the first meeting of 2025 will be February 5<sup>th</sup>. The group photo will be taken that evening.
9. Adjournment – Motion by Shane Sheets to adjourn the meeting at 7:30 pm, seconded by Lindquist. Motion carried.

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P&Z Administrator Amy Soeffker

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P&Z Chair Shane Sheets