



## PLANNING & ZONING COMMISSION

June 18, 2024 Meeting Summary

7:00 PM

### 1. ROLL CALL

Members Present: Joe Peterson; Valerie Ouellette; Beth Wentzlaff; Matthew Fournier; John Stauber; and Kevin Hagen

Members Absent: Corey Kolquist and Councilor John Geissler

Others Present: Eric Johnson, Community Development Director; Donalda Romano, 5146 Arrowhead Rd.; Mary Murphy, 5180 W Arrowhead Rd.; and Delaine Carlson, 5153 Lavaque Jct. Rd.

### 2. APPROVAL OF AGENDA

Motion made by Valerie Ouellette to approve the June 18, 2024 agenda as presented. Seconded by Matthew Fournier. Motion carried.

### 3. APPROVAL OF MINUTES

Motion made by Matthew Fournier to approve the May 21, 2024 minutes as presented. Seconded by John Stauber. Motion carried.

### 4. PUBLIC DISCUSSION

#### 5. PUBLIC HEARING

5A. An application by Soumis Construction, Inc. for a Special Use Permit for the construction of a two-family home located at 5154 W Arrowhead Road. The property is located in an R-3 zoning district.

Eric Johnson, Community Development Director presented to the members that the applicant, Soumis Construction, Inc., purchased the property at 5154 W Arrowhead Road in the spring of 2024. The property is zoned R-3, Residential and is approximately 2.33 acres in size.

This property was subdivided into a flag lot in 2023 with the purpose of the previous owner of marketing each parcel for a single family home with the subdivided property allowing for the construction of 2 homes.

Assuming approval of the special use permit, the applicant would request a property line adjustment which would move the existing property line to the centerline of the proposed structure, with there continuing being two separate lots with 1 unit on each lot for a total of two units.

Mary Murphy, 5180 W. Arrowhead Road spoke to the history of the Jackson homes and expressed her concern with the loss of the homes and the extent of new development in the City.

Donalda Romano, 5146 W. Arrowhead Road spoke to her preference to this proposal vs. the previous approved plan for a flag lot with two seperate homes. She also read a ststaement from her husband Mark, who was not in attendance.

Motion made by Valerie Ouellette to approve the. Seconded by Beth Wentzlaff. Motion carried 6 to 0.

**6. CONTINUING BUSINESS**

None.

**7. NEW BUSINESS**

Discussion of potential rezoning of two parcels on Sunnyview Road from P, Public to R-3, Residential. These lots are the former location of the Brand Pet Cemetery.

**8. COMMUNICATIONS**

None.

**9. COMMISSION MEMBER REPORTS**

Joe Peterson – None  
Corey Kolquist – Absent  
Valerie Ouellette – None  
Beth Wentzlaff – None  
Kevin Hagen – New member  
Matthew Fournier – None  
John Stauber – None  
John Geissler – Absent

**ADJOURN**

Motion made by Valerie Ouellette to adjourn the meeting. Seconded by Matthew Fournier. Meeting adjourned at 7:55 pm.

Officiated by:

Transcribed by:

---

Joe Peterson, Chairman

---

Mary Melde, Administrative Assistant