

**PLANNING COMMISSION PROCEEDINGS  
CITY OF MADISON  
February 9, 2016**

Commissioner Iversen called the meeting to order at 7:02am.

The following members were present on roll call: Commissioners Allen, Groce, Iverson, Fawbush, Iversen, and Hexom. Also present was Chad Comes and Deb Reinicke, ex-officios, and Alternate #1 Commissioner Jeremiah Corbin. Commissioner Bohl joined the meeting at 7:05am.

Motion by Iverson to approve the January 12, 2016 Planning Commission minutes, second by Fawbush. Motion carried unanimously.

Motion by Hexom to approve the January 12, 2016 Board of Adjustment minutes and Findings of Facts #556 – Dakota State University, second by Groce. Motion carried unanimously.

The agenda was amended to reflect that approval of the sketch plan was solely for Phase 3 Development, LLC excluding any plan for Bethel Lutheran Home. Motion by Groce to approve the agenda, second by Hexom. Motion carried unanimously.

An overview of the land development process and the history of these parcels were given by Chad Comes. Doug Hoy of Sayre Associates then reviewed the sketch plan for Phase 3 Development, LLC. Mayor Lindsay indicated that per the recent housing study, immediate need is for more housing in Madison. Mr. Kern would like to start construction on new apartments just south of the newly built apartment complexes. The original owner of Lot 2, Dean Gulbranson, sold his land to Mr. Kern and previously agreed to a 66' easement with Bethel Lutheran Home that needs to be worked out. The request before us today is approval of the sketch plan for Phase 3 Development, LLC, with the intent of both property owners to move forward with their development plans separately and in their own timeframe.

Motion by Commissioner Allen to approve the sketch plans for Phase 3 Development, LLC, second by Fawbush. Motion carried unanimously.

Motion by Allen, second by Groce to adjourn. Motion carried unanimously.

The meeting adjourned at 7:58am.

Diane Lebahn  
Planning Commission