1. **Call to Order**
Commission Chair Dave Higgins called the meeting to order at 6:00 p.m.

2. **Roll Call**
Roll call was taken and a quorum was declared.

Present: Commission Chair Dave Higgins, Commission Member Karen Keeran, Commission Member Jeff Kromrie, Commission Member Brian Clayton, Commission Member Angela McKenzie

Absent: Commission Member Karen Hudson, Commission Member Roy McCleary

City Officials Present: City Administrator Mark Arentsen, City Clerk Shelby Hagan, Council Member Brian Lohse, Fire Chief Aaron Kreuder

3. **Perfecting and Approval of the Agendas**
Moved by Clayton, seconded by McKenzie, to approve the agenda. Vote on Motion 5-0. Motion declared carried unanimously.

4. **Approval of the Commission Minutes**
Moved by Clayton, seconded by McKenzie, to approve the April 27, 2017 minutes as amended. Vote on Motion 5-0. Motion declared carried unanimously.

5. **Guests requesting to address the Commission** – None.

6. **RESOLUTION NO. PZ-17-12** – Resolution approving Brick House Fitness Site Plan


7. **Discussion Items** –
   a. Downtown Redevelopment Report – Jeremy Boka and Brad Lowe presented a downtown redevelopment concept plan to the Commission. Boka and Lowe have purchased several properties downtown and plan to add commercial and mixed-use buildings.
   b. Crawford Creek Estates – Bill Elson, 3705 Grand Avenue, presented a residential development on 125 acres east of Highway 65.
   c. Top Farms – Bill Elson presented a concept plan that involved commercial, multi-family and residential.
   d. Hardy World, LLC – City Administrator Arentsen reported that the owners are looking to develop the site.
   e. Sales of Fireworks Locations – The Commission discussed concerns, zoning, permits, amount allowed, security, etc.
Motion by McKenzie, seconded by Keeran, to suggest the following criteria to the City Council: M1 or higher for a temporary structure, C2 or higher for a brick or mortar building, sales only on private property, only one vendor per lot, fireworks shall not be stored, kept, sold or discharged within 150 feet of any gasoline pump, gasoline filling station, gasoline bulk station or any building in which gasoline or volatile liquids are sold in quantities in excess of one gallon, except stores where cleaners, paints, and oils are handled in sealed containers only, and written permission from the private property owner must be submitted to the City. Roll Call: Ayes: Kromrie, Higgins, Keeran, McKenzie, Clayton. Nays: None. Absent: Hudson, McCleary. Motion Carried 5-0.

8. Reports and Comments
   a. Commission Member Comments
      Commission Member Clayton – Questioned EZ Mart’s Car Wash, permission from the County for the trail connection for Crawford Creek Estates, comments regarding developer agreements for infrastructure.
      Commission Member McKenzie – None.
      Commission Member Keeran – None.
      Commission Member Kromrie – Questioned junk on a certain piece of real estate and parking for Lucille’s business.
   b. Commission Chair Comments – None.
   c. City Administrator Comments – None.

9. Adjournment
Moved by McKenzie, seconded by Clayton, to adjourn the meeting at 7:49 p.m. Vote on Motion 5-0. Motion declared carried unanimously.

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Commission Chair, Dave Higgins    City Clerk, Shelby Hagan