



**MEETING MINUTES
DEVELOPMENT REVIEW COMMITTEE
MARCH 9, 2023
10:00 a.m.**

A meeting of the Development Review Committee was held on March 9, 2023 at 10:00 a.m., in the City Council Chambers of the Morris Municipal Services Building.

Members present: Deputy Chief Chad Skelton; Chief Tracey Steffes; Ryan Hansen; Barry Narvick; Bob Tesdal and Mike Hoffman

Members absent: Mayor Chris Brown

Non-members present:

Garret Wheeler, City Attorney; Bill Martin, Building & Zoning Officer; James Mangun, Mangun & Sons; Matt Ervin with Koru Group on behalf of Domera; Attorney Richard Joseph on behalf of Domera; Mariela Martinez, Architect on behalf of Domera; Stan Knudson, Community Affairs Director; Alderman Sarah Mettille; Phil Howey; Jim Black; and Diana Smego, Recording Secretary

A motion was made by Barry Narvick, second by Chief Tracey Steffes, to appoint Mike Hoffman as Chairman of the meeting in Mayor Chris Brown's absence.

Motion to appoint Mike Hoffman as Chairman passed by the following Roll Call Vote:

**Deputy Chief Chad Skelton – Yes
Chief Tracey Steffes – Yes
Ryan Hansen – Yes
Barry Narvick – Yes
Bob Tesdal – Yes
Mike Hoffman – Yes**

The meeting was called to order by Mike Hoffman at 10:00 a.m. Roll call was taken by Recording Secretary Diana Smego. A quorum was present, and the meeting, having been duly convened, proceeded as follows:

- Minutes of the February 9, 2023, meeting were reviewed.

Motion made by Bob Tesdal, second by Barry Narvick, to accept the Minutes as written. Unanimous voice vote.

- Jim Mangun addressed the Committee and presented plans to build two-family (duplex) units in Copper Springs Subdivision and Deer Ridge Subdivision.

After discussion and clarification on the minimum required brick needed on two-family (duplex) units, motion by Mike Hoffman, second by Chief Tracey Steffes to approve the request

Roll call vote:

Deputy Chief Chad Skelton – Yes
Chief Tracey Steffes – Yes
Ryan Hansen – Yes
Barry Narvick - Yes
Bob Tesdal – Yes
Mike Hoffman – Yes

Motion to approve passed with Deputy Chief Chad Skelton; Chief Tracey Steffes; Ryan Hansen, Barry Narvick, Bob Tesdal and Mike Hoffman voting in favor. (6-0)

- Matt Ervin with Koru Group on behalf of Domera Development; Mariela Martinez, architect for Domera Development and Richard Joseph, Attorney on behalf of Domera Development addressed the Committee and presented plans and specifications for a four-unit townhome and a fourteen-unit apartment building on Boulder Driver. A detailed discussion followed.
- Mariella Martinez addressed the architectural aspects of the project.
- Richard Joseph addressed the Committees concerns regarding Covenants on the Plat of Survey.

Due to the complexity and number of items requiring further Committee review, the matter was tabled on a motion by Ryan Hansen, second by Barry Narvick.

Roll call vote:

Deputy Chief Chad Skelton – Yes
Chief Tracey Steffes – Yes
Ryan Hansen – Yes
Barry Narvick - Yes
Bob Tesdal – Yes
Mike Hoffman – Yes

Motion to table passed with Deputy Chief Chad Skelton; Chief Tracey Steffes; Ryan Hansen, Barry Narvick, Bob Tesdal and Mike Hoffman voting in favor. (6-0)

There being no further business to come before the Development Review Committee, the meeting was adjourned at 10:49 a.m. The following motion was made:

- **Motion made by Mike Hoffman, second by Chief Tracey Steffes, to adjourn the meeting. Unanimous voice vote**

Respectfully submitted,

Diana Smego

Diana Smego
Recording Secretary