



CITY COUNCIL MEETING

AGENDA ITEM

Prepared By: <i>Anthony Moberg, Planning and Zoning Administrator, on behalf of the Planning Commission</i>	Meeting Date: <i>August 3rd, 2026</i>	Item Name: <i>Petition to Rezone 26-001</i>
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BACKGROUND

At its July 14, 2026 meeting, the Planning Commission voted to recommend denial of the following petition:
Petition to Rezone the following described property from **Urban Reserve (UR)** to **Commercial (C)**:

The East 300 feet of the West 675 feet of the North 360 feet of the Northeast Quarter of Section 18, containing approximately 2.48 acres, more or less, subject to County State Aid Highway No. 11 right-of-way and subject to easements, restrictions, and reservations of record.

OVERVIEW

At the May 4, 2026 City Council meeting, the Council was informed of a food truck operating at **6799 County Road 11, Breezy Point, MN 56472** which was not an allowed use under its current zoning of Urban Reserve (UR).

Subsequently, property owner **Holly Raiche** submitted a Petition to Rezone application for the property located at 6799 County Road 11. The request seeks to rezone the property from **Urban Reserve (UR)** to **Commercial (C)** to allow operation of the food truck business.

The Planning Commission conducted a public hearing on July 14, 2026. Notice of the hearing was published and mailed to property owners within 350 feet of the subject property, in accordance with City requirements.

During the public hearing, the Planning Commission considered the rezoning request and received oral testimony from three residents. Following discussion, the Planning Commission voted to recommend Denial of **Petition to Rezone 26-001**.

Staff will continue to seek voluntary compliance by September 15th, 2026, with further enforcement actions as appropriate.

REQUESTED COUNCIL ACTION

1. Adopt Res 44-2026, Denying the request to rezone the property located at 6799 County Road 11.
2. Direct staff to administer and enforce the zoning ordinance as appropriate.

SUPPORTING DOCUMENTS



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<https://www.breezypointmn.gov/planning-commission/meeting/planning-commissionboard-adjustment-27>

Planning Commission meeting video (discussion begins at 49:46)

Planning Commission meeting packet (relevant materials begin on page 25)