



PLANNING COMMISSION MEETING MINUTES

Thursday, September 03, 2026

4:00 PM

Chair Bignall called the meeting to order at 4:00 p.m.

CALL OF ROLL:

PRESENT

Commissioner Betsy Johnson
Commissioner Paul Bignall
Commissioner David Kreitzer
Commissioner Amanda Lamppa
Commissioner Isaac Meyer
Commissioner Matt Maves

ABSENT

Commissioner David Marquardt

STAFF

Will Richter
Aurimy Groom
Rob Mattei

APPROVAL OF MINUTES:

1. Consider approval of minutes from the August 6, 2026 regular meeting.

Motion by Commissioner Lamppa, second by Commissioner Meyer to approve minutes from the August 6, 2026 regular meeting. The following voted in favor thereof: Maves, Meyer, Lamppa, Kreitzer, Bignall, Johnson. Opposed: None, motion passed unanimously.

GENERAL BUSINESS:

2. Consider a recommendation to the City Council on text amendments co-listing existing parts of the Municipal Code from Chapter 14 in Chapter 30 (Zoning Ordinance) and updating the section on driveway surfacing to ensure compliance with MPCA MS4 stormwater permit standards.

Mr. Richter provided a power point with the proposed text amendments. The first two amendments addressed the listing of retail cannabis in Table 30-512 and co-list the definition of cannabis retail businesses in 30-421. The third amendment provides updates to driveway surfacing standards in R-1 and R-2 zoning districts. A discussion ensued regarding the cost and

type of materials that could be used for driveway surfacing and adding some more language for clarification.

The Commissioners read the considerations for the record.

Item 1 List Retail Cannabis in Table 30-512.

1. Will the change affect the character of neighborhoods? Why/Why not?
No, it will not affect the character of the neighborhoods.
2. Would the change foster economic growth in the community? Why/Why not?
Yes, it will be adding another form of business.
3. Would the proposed change be in keeping with the spirit and intent of the ordinance?
Why/Why not? Yes, it is adding it to the table of permitted uses in the CBD and GB Zoning Districts.
4. Would the change be in the best interest of the general public? Why/Why not?
Yes, it will allow easy access to zoning information in the permitted uses table.
5. Would the change be consistent with the Comprehensive Plan? Why/Why not?
Yes, it is allowing for additional business growth in CBD and GB Zoning Districts.

Item 2 Co-list Definition of Cannabis Retail Businesses in 30-421.

1. Will the change affect the character of neighborhoods? Why/Why not?
No, it will not have an affect on the neighborhoods.
2. Would the change foster economic growth in the community? Why/Why not?
Yes, it would allow for future business.
3. Would the proposed change be in keeping with the spirit and intent of the ordinance?
Why/Why not? Yes, it will list the definition in the appropriate section.
4. Would the change be in the best interest of the general public? Why/Why not?
Yes, it will provide clarity for the public.
5. Would the change be consistent with the Comprehensive Plan? Why/Why not?
Yes, it is consistent with the Comprehensive Plan.

The Commissioners discussed item 3 and decided they would like more information on the item before forwarding a recommendation to the City Council.

Motion by Commissioner Meyer, second by Commissioner Lamppa to table item 3 Updating R-1 and R-2 Driveway Surfacing Standards. The following voted in favor thereof: Kreitzer, Maves, Lamppa, Bignall, Meyer, Johnson. Opposed: None, motion passed unanimously.

Motion by Commissioner Lamppa, second by Commissioner Meyer that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby forward a favorable recommendation to the City Council regarding draft amendments to

Sections 30-512 Table 1 (Permitted Uses) and 30-421 (Definitions). The following voted in favor thereof: Johnson, Meyer, Bignall, Lamppa, Maves, Kreitzer. Opposed: None, motion passed unanimously.

PUBLIC INPUT:

Individuals may address the Planning Commission about any non-public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.

There was no input from the public.

REPORTS/ANNOUNCEMENTS/UPDATES:

Community Development Specialist Richter asked for volunteers to review setbacks from the findings of the Hwy 2 corridor study. Commissioner Meyer volunteered to work with staff on this project.

ADJOURNMENT:

There being no further business the meeting adjourned at 4:27 p.m.