



HINCKLEY PLANNING COMMISSION

Minutes of Meeting Held: April 22, 2025

Planning Commission Member			Present	Absent
David Ubl, Chair			x	
John Frank			x	
Ron Ausmus				x
Keith Hopkins				x
Patricia Keefer				x
Others Present:				
Mark Perry, Zoning Administrator/City Planner; Sara Treiber; Lezlie Sauter; Terry Peterson				
Agenda Item #	Discussion		Action	
1. Call to order	<ul style="list-style-type: none"> ▪ The meeting was called to order at 7:05 p.m. without a quorum. ▪ Pledge of allegiance. 		No quorum to take action.	
2. Approval of Agenda	<ul style="list-style-type: none"> ▪ 		No quorum to take action.	
3. Approval of Minutes	<ul style="list-style-type: none"> ▪ November 26, 2024 meeting minutes. 		No quorum to take action.	
4. Public Hearing a. Zoning Amendment. MLCV Rezoning Request GBD to R-3. Opened at 7:06 p.m. Closed at 7:32 p.m.	<ul style="list-style-type: none"> ▪ Perry reviewed the findings of fact prepared for the requested rezoning of property from General Business District (GBD) to Multiple Dwelling District (R-3). The property is located along the west side of Weber Ave. S and the surrounding land uses include both commercial and residential uses. Mille Lacs Corporate Ventures (MLCV) is planning a 40-unit residential development at the site consisting of four 10-unit buildings for workforce housing. They are also planning to continue to develop housing in the area in the future. The plan includes units from one to four bedrooms for workforce housing. No public comment was received prior to or during the public hearing. 		No Action taken due to a lack of a quorum.	
7. a. Childcare	<ul style="list-style-type: none"> ▪ Perry stated that the City is continuing to explore ways to support childcare initiatives in the area. Pine County and H-F Schools are also looking to increase childcare options for local residents. Pine County has received grant funding to support childcare and is working on 3 projects. Sauter stated that Pine County has identified 2 potential sites in Hinckley for childcare. One site, along Fire Monument Road is in the GBD, which permits childcare under zoning regulations and has good visibility in a commercial/residential corridor. The other site, along Morris Ave. N is located in an Industrial zoned area that does not permit childcare as a permitted or conditional use. There was some discussion on the challenges of changing zoning for a single site or “spot zoning”. This practice is discouraged by the 		No action due to lack of a quorum.	

7. b. US DOT Thriving Communities Program	<p>adopted Comprehensive Plan and state statute. There was also discussion on potential conflicts between childcare and Industrial uses.</p> <ul style="list-style-type: none"> ▪ Perry state that the City continues to work with the DOT and other partners to look at ways to improve the City through transportation initiatives. We have conducted a walking audit of the areas around the schools and downtown. We are hoping to use some grant funding to hire a consultant to develop a plan to improve conditions for all users of the local transportation system, including wayfinding signage. 	
8. a. NLX Update	<ul style="list-style-type: none"> ▪ The next NLX meeting is scheduled for April 23, 2025 10:00 a.m. at the Pine County Courthouse. 	
8. b. Housing Development Plans	<ul style="list-style-type: none"> ▪ The City continues to work with Commonwealth on a plan for a 44-unit development on the City property south of Fire Monument Rd. Commonwealth is working on and application for State funding assistance due in July. 	
8. c. Next Planning Commission Meeting	<ul style="list-style-type: none"> ▪ Planning Commission – May 27, 2025. 	
9. Adjourn		Adjourned at 7:40 p.m.
Prepared by: _____ Mark Perry City Planner/Zoning Administrator		Approved by: _____ Planning Commission Chair