

Memorandum

To: Mayor and City Council

From: Mark Kaltsas, City Planner

CC: Jacob Kolander, City Administrator

Date: September 22, 2025

Re: City Council Monthly Planning Report – September 2025

Meetings/Correspondence:

- One (1) Planning Commission meeting to present a conditional use permit application for a cannabis cultivation business to be located at 5600 Pioneer Creek Drive and site plan review for a new business (North Shore Gymnastics) to construct a new facility at 5380 Pioneer Creek Drive.
- One (1) City Council meeting to present Planning Commission items from September PC Meeting.
- Two (2) staff meetings to review current projects: discussed downtown redevelopment update, possible new buyer of Wenck buildings and property, swimming pool permit and miscellaneous other planning related issues.
- Five (5) meetings and correspondence with downtown developer, TIF consultant and Hennepin County Assessor to work on many aspects of the development. Working on the financial analysis and updating the pro forma to more closely align with the assessors estimated market value.
- Worked on the review and prepared reports for the Planning Commission for a Conditional Use Permit (CUP) for a cannabis cultivation business at 5600 Pioneer Creek Drive.
- Worked on the review and prepared reports for the Planning Commission for the proposed North Shore Gymnastics building at 5380 Pioneer Creek Drive.
- Correspondence with and provided information to an engineer representing the potential buyer of 1800 Pioneer Creek Center (former Wenck property). They are looking at possibly reusing the existing building and are looking at access to Pioneer Creek Drive.
- Provided information and had correspondence with owners of 5079 Main St. E. looking at possibly subdividing the property.

- Continued working on miscellaneous planning issues relating to code enforcement, sign permit questions, accessory structure/sheds setback questions and potential land use questions.