

**Meeting Minutes**  
**New Prague Planning Commission**  
**Wednesday, November 19, 2025**

**1. Call Meeting to Order**

The meeting was called to order at 6:31 p.m. by Chair Dan Meyer.

The following members were present: Chair Dan Meyer, Brandon Pike and Jason Bentson.

The following members were absent: Shawn Ryan, Ann Gengel.

The following City Staff were present: Planning and Community Development Director Ken Ondich, Planner Evan Gariepy. Others Present: Jeff Matzke, city consultant with Bolton & Menk.

**2. Public Invited to Be Heard on Matters Not on the Agenda**

A motion was made by Bentson, seconded by Pike, to open the meeting to public comments for items not on the agenda. Motion carried (3-0).

No public comments were given.

A motion was made by Pike, seconded by Bentson, to close the public comment period for items not on the agenda. Motion carried (3-0).

**3. Approval of Regular Agenda**

A motion was made by Pike, seconded by Bentson, to approve the November 19, 2025 regular meetings agenda. Motion carried (3-0).

**4. Approval of Previous Meeting Minutes**

**A. October 22nd, 2025, Regular Meeting**

A motion was made by Bentson, seconded by Pike, to approve the October 22nd, 2025 regular meeting minutes. Motion carried (3-0).

**5. OLD BUSINESS**

**A. None Discussed**

**6. NEW BUSINESS**

**A. Unified Development Code Public Hearing**

Jeff Matzke, Senior Planner with Bolton & Menk, presented a powerpoint overview of the Unified Development Code (UDC) updates. He stated that they are continuing to work on the UDC, including adding more graphics and incorporating public feedback received at this meeting.

A motion was made by Pike, seconded by Bentson, to open the Public Hearing at 7:13PM. Motion carried (3-0).

Bill Gibson, owner of the New Prague Mill (100/200 2<sup>nd</sup> Ave SE), spoke. He stated that he was against the West Downtown Overlay District, as it would mean that the silos on his property cannot be used as they do not align with any of the proposed uses in the Overlay District. Gibson stated that rezoning the mill as business rather than industrial will mean the silos sit unused and deteriorate.

Pike stated that, currently, Gibson is required to get permission (Variances, IUPs, CUPs) for business uses, which is the use in most of the mill. If there is an Overlay District, he would not need to go through any processes for business uses, but would instead have to for industrial uses, flipped from what he currently does. Gibson stated that removal of the silos to conform would cost half a million dollars. Ondich confirmed using the silos for storage would require a CUP and Council approval whether or not there is an Overlay District.

Randy Kubes, who owns multiple properties and businesses in New Prague, develops land and properties in the City, and is a realtor with Kubes Realty, spoke. He stated that he met with Ondich yesterday (11/18). Kubes inquired what the impervious surface regulations would be, and Ondich stated that the City does not know yet what the requirements will be and they will not be included in the UDC update. Kubes stated that he believes having more rules will prevent new developments, and he is against the proposed tree preservation language. He stated that the City of Prior Lake and City of Jordan's tree preservation ordinances make it difficult to develop land there. Kubes stated that homeowners plant trees even without ordinances requiring them to do so, and that newly planted trees will grow large eventually anyway. He stated that tree preservation ordinances will make land cost prohibitive to potential developers. Kubes stated that he removed 15 acres of trees in the Raven Stream Development, and had he not done so, the proposed tree preservation ordinance would have made it impossible to ever develop.

Kubes also stated that requiring sidewalks on both sides of the street is impossible. He stated that prospective property owners do not like sidewalks, it lowers property values, and is unappealing. He stated that requiring a sidewalk on one side of the road rather than both reduces values of lots less than requiring sidewalks on both sides. Meyer stated that neighborhoods with larger and busier streets do require more sidewalks for safety. Kubes stated that Keyland Development did not construct in town in the past solely due to the City's sidewalk requirements, and that the City has too many ordinances regulating development.

Pike inquired if the tree preservation ordinance could be done as a stepped approach, such as a lowered or more cost effective amount as the amount of area increases. Kubes stated that it already seems to be that way, and stated that the tree survey alone in Jordan was \$12,000. Kubes stated that increasing the number of trees required to be planted on a new lot is a better alternative, and that trees often get destroyed during construction anyway. Bentson stated that a lot of trees that would be saved through tree preservation ordinances are diseased or would die shortly after construction anyway. Kubes stated that homeowners often remove and replace trees anyway. Matzke stated that tree preservation ordinances do increase costs for developers, but the ordinance's goal is to retain an urban forest during development rather than eliminating entire wooded areas and vastly changing areas. Kubes stated that developing has very slim margins, and that increasing costs through a tree preservation ordinance will discourage development even more.

Kubes inquired about the changes to the Park Dedication Fee. Ondich stated that the main change to it will be a slight change in the formula for calculating it, and it will mainly change for apartment complexes rather than single family developments. He stated it will be based on the amount of people rather than by land area, potentially increasing park dedication fees for higher density residential areas, but that it has not been finalized yet.

Kubes stated that he is in favor of duplexes being allowed in the R-2 and R-3 (currently known as R-84 and R-70) Residential Zoning Districts. He stated that he provides rentals, and that this will allow for more lower cost rentals which are highly coveted.

Kubes stated that the building requirements for buildings in the B-1 Business Zoning District still need to be amended. There was general discussion of how it will be worked on and developed further, such as through a "menu"-style optioning for building design and potentially allowing faux brick for building exteriors. Kubes stated that painting of buildings and awning types are concerns currently unaddressed, or limited by, the UDC.

A motion was made by Bentson, seconded by Pike, to close the public hearing at 7:56pm. Motion carried (3-0).

Ondich stated that, at minimum, there would be two more readings of the UDC to the City Council prior to it being passed. Bentson stated that he would like to see the UDC again before making a recommendation to City Council. Ondich and Matzke stated that sidewalk regulations, B-1 design requirements, tree preservation language, along with other smaller things will be reviewed.

A motion was made by Bentson, seconded by Pike, for Staff and Bolton & Menk to review the UDC further and bring it to next Planning Commission meeting for further discussion and review. Motion carried (3-0).

## **7. Miscellaneous**

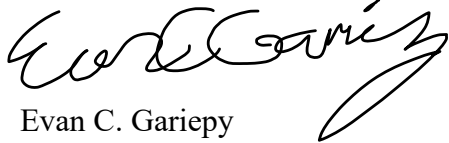
### **A. Monthly Business Updates**

Ondich presented the monthly business updates from September and October as information.

## **8. Adjournment**

A motion was made by Pike, seconded by Bentson, to adjourn the meeting at 8:08pm. Motion carried (3-0).

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Evan C. Gariepy", with a long, sweeping underline.

Evan C. Gariepy  
Planner