

**Regular Meeting Minutes**  
**New Prague Planning Commission**  
**Wednesday, April 22nd, 2026**

**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: Brandon Pike, Shawn Ryan, Dan Meyer, and Rik Seiler.

The following members were absent: Jason Bentson.

The following City Staff were present: Community Development Director Ken Ondich and Planner Evan Gariepy.

**2. Public Forum**

A motion was made by Seiler, seconded by Pike, to open the public forum. Motion carried (4-0).

No comments were given.

A motion was made by Ryan, seconded by Seiler, to close the public forum. Motion carried (4-0).

**3. Approval of Regular Agenda**

A motion was made by Seiler, seconded by Ryan, to approve the April 22nd, 2026, regular meeting agenda. Motion carried (4-0).

**4. Approval of Previous Meeting Minutes**

**A. March 25<sup>th</sup>, 2026, Regular Meeting**

A motion was made by Pike, seconded by Seiler, to approve the March 25<sup>th</sup>, 2026, regular meeting minutes. Motion carried (4-0).

**5. NEW BUSINESS**

**A. Public Hearing for Comprehensive Plan Amendment and Rezoning Certain Properties to RM Medium Density Residential Located in the Plat of Raven Stream Village 1<sup>st</sup> Addition**

Ondich presented the Comprehensive Plan amendment and rezoning request that was proposed by the Calvary Church of New Prague.

Ryan expressed concerns with increased traffic from the proposed residential and church developments. Ondich stated that the development, as proposed, would not trigger the City's traffic study guidelines, but if a PUD was applied for, it would require Planning Commission approval at which point traffic could be reevaluated. Ryan asked the applicant if there was a confirmed buyer for the land, and they stated there is not, nor are they in a rush to sell it.

Shawn inquired about if it could be re-guided and rezoned to R1 Single Family Zoning District instead due to traffic concerns if it were to be developed into a 40-unit townhouse development. Ondich stated that there would be less potentially interested buyers if it was zoned R1 rather than RM, and stated that any commercial development would have also had a notable traffic impact in the area.

Meyer inquired if having less commercial areas in Scott County versus Le Sueur County along the west portion of town would be a financial difference to the City, and Ondich stated it would not.

A motion was made by Pike, seconded by Seiler, to open the public hearing. Motion carried (4-0), the public hearing was opened at 6:55pm.

Pike asked the applicants if there was a set timeline for the development. Howard Braith, elder with Calvary Church and Andy Kazulak, pastor with Calvary Church stated there was not, and that they wanted to obtain the rezoning before trying to sell the land.

A motion was made by Ryan, seconded by Pike, to close the public hearing. Motion carried (4-0), the public hearing was closed at 6:56pm.

A motion was made by Ryan, seconded by Pike, to recommend approval to the City Council of the Comprehensive Plan amendment and rezoning of the west 750' of Outlot G, Raven Stream Village First Addition, as proposed by Calvary Church of New Prague. Motion carried (4-0).

## **6. OLD BUSINESS**

### **A. None**

## **7. Miscellaneous**

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

Ondich presented the monthly business update as information.

## 8. Adjournment

A motion was made by Seiler, seconded by Ryan, to adjourn the meeting at 6:57 pm. Motion carried (4-0).

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Evan C. Gariepy". The signature is fluid and cursive, with a long horizontal stroke at the end.

Evan C. Gariepy  
Planner