



PLANNING COMMISSION MINUTES

City of New Prague

Wednesday, August 26th, 2026

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

The meeting was called to order at 6:30pm by Chair Dan Meyer.

The following members were present: Chair Dan Meyer, Vice Chair Brandon Pike, Jennifer Schultz, Shawn Ryan, and Michael Orvick.

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

2. INTRODUCTION OF NEW MEMBER – MICHAEL ORVICK

The Commission was introduced to the new member, Michael Orvick.

3. PUBLIC FORUM

A motion was made by Pike, seconded by Schultz, to open the public forum at 6:32pm.

Motion carried (5-0)

No comments were given.

A motion was made by Pike, seconded by Schultz, to close the public forum at 6:32pm.

Motion carried (5-0)

4. APPROVAL OF REGULAR AGENDA

a. August 26th, 2026 Regular Meeting

A motion was made by Pike, seconded by Schultz, to approve the August 26th, 2026 regular meeting agenda.

Motion carried (5-0)

5. APPROVAL OF PREVIOUS MEETING MINUTES

a. July 22nd, 2026 Regular Meeting

A motion was made by Pike, seconded by Orvick, to approve the July 22nd, 2026 regular meeting minutes.

Motion carried (5-0)

6. NEW BUSINESS

a. Public Hearing for Request for Conditional Use Permit #C3-2026 – Relocate Garage from 901 1st Ave NW to 903 1st Ave NW. Paddy O'Properties - Applicant

Gariepy presented the staff report for the Conditional Use Permit application.

Ryan asked when the garage would be moved. Patrick Sullivan, representing the applicant, stated that it would be moved this fall. Mr. Sullivan said that the existing house on 901 1st Ave NW may not be

demolished in a controlled burn due to lead paint, but that he still plans to demolish it. He stated that it would take approximately one hour to move the garage.

Ryan asked when the siding on the garage would be completed. Mr. Sullivan stated he didn't have a date, but he has all of the siding and a contractor lined up. He stated he wants to reside it after it is moved, in case moving it damages the new siding.

Pike asked what will happen to the site where the garage is removed from. Ondich stated that a demolition permit will be required and that the City holds an escrow until the site is safe and restored.

There was no public hearing held.

A motion was made by Ryan, seconded by Schultz, to recommend approval to City Council of Conditional Use Permit #C3-2026 to allow for the relocation of a garage from 901 1st Ave NW to 903 1st Ave NW, as proposed by Paddy O'Properties.

Motion carried (5-0)

7. OLD BUSINESS

a. Public Hearing for UDC 2nd Miscellaneous Amendments

Gariepy presented the proposed miscellaneous amendment to the UDC. He presented the alternative language options regarding accessory building design requirements, as requested by the Planning Commission at the July Planning Commission meeting.

Ryan asked about wind mills. Gariepy and Ondich stated that it is disallowed through omission in the Unified Development Code. Gariepy stated that language could be brought forward next month for consideration by the Commission.

There was general discussion regarding the different options for design requirements for accessory buildings.

A motion was made by Pike, seconded by Ryan, to open the public hearing at 7:11pm.

Motion carried (5-0)

No comments were given.

A motion was made by Schultz, seconded by Ryan, to close the public hearing at 7:12pm.

Motion carried (5-0)

A motion was made by Pike, seconded by Schultz, to forward the proposed 2nd Miscellaneous Amendments of the Unified Development Code to the City Council, with the proposed first option for accessory building design requirements and the removal of the phrase 'motor' vehicles, and to schedule a public hearing at the September 16th, 2026 Planning Commission meeting to discuss and gather input regarding standards for wind energy systems.

Motion carried (5-0)

8. MISCELLANEOUS

a. Harvest Fields Update

Ondich presented the update regarding the Harvest Fields development. He stated that they are currently conducting the traffic study and reviewing phasing of the development. He stated they are working on submissions for the October Planning Commission meeting.

Meyer asked if the development is planning to connect to Alton Ave, Ondich stated that it is not within the scope of this development. Ondich noted that the traffic study may show that additional roads are required to be built prior to lots being built on them due to access and congestion concerns.

b. Monthly Business Updates

Ondich presented the monthly business update as information.

9. ADJOURNMENT

A motion was made by Pike, seconded by Schultz, to adjourn the meeting at 7:22pm.

Motion carried (5-0)

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Evan C. Gariepy", with a stylized, flowing script.

Evan C. Gariepy
Planner