

Regular Meeting Minutes
New Prague Planning Commission
Wednesday, March 25th, 2026

1. Call Meeting to Order

The meeting was called to order at 6:30 p.m. by Vice Chair Brandon Pike.

The following members were present: Brandon Pike, Jason Bentson, and Rik Seiler.

The following members were absent: Chair Dan Meyer and Shawn Ryan.

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

2. Public Forum

No comments were given.

3. Approval of Regular Agenda

A motion was made by Bentson, seconded by Seiler, to approve the March 25th, 2026, regular meeting agenda. Motion carried (3-0).

4. Approval of Previous Meeting Minutes

A. February 25th, 2026, Regular Meeting

A motion was made by Seiler, seconded by Bentson, to approve the February 25th, 2026, regular meeting minutes. Motion carried (3-0).

5. NEW BUSINESS

A. Public Hearing for Comprehensive Plan Amendment and Rezoning Certain Properties to I-1 Light Industrial, Located in the Plat of New Prague Outlots

Gariepy presented the proposed Comprehensive Plan amendment and rezoning request. He stated that staff had met with the Kuehners on March 24th, who own property within the proposed area, and they requested that their property is not reguided and rezoned. Gariepy stated that the undevelopable plot of land directly south of the Kuehners would have to also not be rezoned, as to keep both zoning districts continuous. He stated that staff had not heard received any other public comments following the public notice.

A motion was made by Pike, seconded by Bentson, to open the public hearing. Motion carried (3-0), the public hearing was opened at 6:36pm.

Patrick Sullivan (500 Kennedy Ave NW), applicant with Paddy O'Properties, stated that he does not yet know what he will do with the property after demolishing the residential house. He also stated that the other property he owns in the proposed area can only be utilized for underground utility related uses unless it is rezoned to I1 Light Industrial. Seiler asked if there had been any money exchanged for the rezoning, and Sullivan and the Kuehners stated there had not.

Kyle Kuehner (511 Cottonwood Lane) stated he would like his property to not be rezoned and reguided so that they can keep residential uses open for the property. He stated it was built less then two years ago, and it may become their primary residence in the future.

A motion was made by Seiler, seconded by Bentson, to close the public hearing. Motion carried (3-0), the public hearing was closed at 6:44pm.

A motion was made by Seiler, seconded by Bentson, to recommend approval to the City Council of the Comprehensive Plan amendment and rezoning of certain properties within the plat of the New Prague Outlots as written, with the removal of the property owned by the Kuehners (PID 24.016.0091) and the property directly south of it (PID 24.016.0080). Motion passed (3-0).

6. OLD BUSINESS

A. None

7. Miscellaneous

A. Monthly Business Updates

Ondich presented the monthly business update as information. He stated that staff received two new single family housing permits in March that have not yet been reviewed. Ondich also presented updates about the Alton Avenue corridor study.

B. UDC Update

Ondich stated that the UDC was passed, with the removal of language allowing for ADUs. He stated that the City Council had concerns about ADU's being used in the City of Blaine for housing homeless people and wanted staff to look into legal issues related to that.

8. Adjournment

A motion was made by Pike, seconded by Bentson, to adjourn the meeting at 6:58 pm. Motion carried (3-0).

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