



PLANNING COMMISSION MINUTES

City of New Prague

Wednesday, June 24th, 2026

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

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

The following members were present: Chair Dan Meyer, Vice Chair Brandon Pike, Jennifer Schultz, Jason Bentson, and Rik Seiler.

The following members were absent: Shawn Ryan.

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

2. INTRODUCTION OF NEW MEMBER – JENNIFER SCHULTZ

The Planning Commission was introduced to the new member, Jennifer Schultz.

3. ELECT CHAIR AND VICE CHAIR FOR 2026/2027

There was discussion regarding the new Chair and Vice Chair for 2026 and 2027.

A motion was made by Seiler, seconded by Pike, to elect Meyer as the Chair and Pike as Vice Chair for the remainder of 2026 and into 2027.

Motion carried (4-0)

4. PUBLIC FORUM

A motion was made by Pike, seconded by Schultz, to open the public forum at 6:33pm.

Motion carried (4-0)

No comments were given.

A motion was made by Pike, seconded by Seiler, to close the public forum at 6:33pm.

Motion carried (4-0)

5. APPROVAL OF REGULAR AGENDA

a. June 24th, 2026 Regular Meeting

A motion was made by Pike, seconded by Schultz, to approve the June 24th, 2026 regular meeting agenda.

Motion carried (4-0)

6. APPROVAL OF PREVIOUS MEETING MINUTES

a. May 27th, 2026 Regular Meeting

A motion was made by Seiler, seconded by Pike, to approve the May 27th, 2026 regular meeting minutes.

Motion carried (4-0)

7. NEW BUSINESS

a. Public Hearing for Request for Conditional Use Permit #C1-2026 – Cannabis Cultivation Business located at 100 2nd Ave. SW in the I-1 Light Industrial Zoning District

Gariepy presented the CUP request.

Ravi Seeley and José Maltos, representing the applicant Bold North Hemp LLC, were in attendance. Seeley stated that they are headquartered in Minnetonka, and have opened up other cannabis cultivation businesses as well as retail locations existing or in the works.

Seiler asked for clarification regarding the loading dock access. Maltos stated that the loading dock in the southeast portion of the building will not be utilized by the proposed cultivation business, and will be completely blocked off from it. It will solely be for use by 2 If By Sea Tactical. Maltos stated that the cultivation business would only use the proposed entrance on the northeast side of the building, which would have direct access to outside.

Maltos stated that all waste material, including wastewater and all plant clippings, will be securely held then transported to Minnetonka for processing and disposal. He noted that the state requires tracking of the product from seed to its end use. He also stated that this is the third cannabis grow facility he has assisted in setting up.

Schultz inquired about the security. Maltos stated that the cameras will have full overlap, with backups in two different locations. He stated that it is regulated by the OCM, and they require that they cannot have signage advertising the facility. Seeley stated that they will have 24 hour security. Maltos stated that all people who enter will have to sign in, and that each door will be locked at all times and have to be scanned into, and that different employees will have different levels of access.

Meyer stated that he appreciates that the proposed site within the mill is good for security.

Maltos stated that even the transport company must be licensed by the state and follow a number of protocols. He additionally noted that potency of product is tested and determined at a different location before it can be sold to consumers.

Seiler asked Austin Reville, owner of 2 If by Sea Tactical, what his thoughts on the proposed use were.

Austin Reville, owner of 2 If By Sea Tactical stated that he was not thrilled with the use but he was not sure what he can do about it.

A motion was made by Seiler, seconded by Schultz, to open the public hearing at 7:25pm.
Motion carried (4-0)

No comments were given.

A motion was made by Seiler, seconded by Schultz to close the public hearing at 7:26pm.
Motion carried (4-0)

A motion was made by Seiler, seconded by Schultz, to recommend approval to City Council regarding Conditional Use Permit #C1-2026 to allow for a cannabis cultivation business in the I-1 Light Industrial District.
Motion carried (4-0)

8. OLD BUSINESS

b. Public Hearing for Minor Miscellaneous Unified Development Code (UDC) Amendments

Ondich presented the proposed minor miscellaneous UDC amendments.

A motion was made by Seiler, seconded by Pike, to open the public hearing at 7:32pm.

Motion carried (4-0)

No comments were given.

A motion was made by Seiler, seconded by Pike, to close the public hearing at 7:32pm.

Motion carried (4-0)

A motion was made by Pike, seconded by Schultz, to recommend approval to City Council regarding the minor miscellaneous amendments to the Unified Development Code.

Motion carried (4-0)

7. MISCELLANEOUS

a. Monthly Business Updates

Ondich presented the monthly business update as information.

b. Consider Establishing New Regular Meeting Time

Ondich presented the memo regarding potentially moving the meeting start time from 6:30pm to 6:00pm.

Meyer stated he prefers the 6:30pm meeting due to difficulties making the 6:00pm meeting time. Seiler stated he supports the 6:30pm start time. Shultz and Pike stated they are fine with either time.

No action was taken, as the meeting start time is to remain 6:30pm.

8. ADJOURNMENT

A motion was made by Seiler, seconded by Pike, to adjourn the meeting at 7:45pm.

Motion carried (4-0)

Respectfully submitted,



Evan C. Gariepy
Planner