



# PLANNING COMMISSION MINUTES

## City of New Prague

Wednesday, May 27<sup>th</sup>, 2026

City Hall Council Chambers - 118 Central Ave N

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### 1. CALL TO ORDER

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

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

The following members were absent: Chair Dan Meyer.

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

### 2. PUBLIC FORUM

A motion was made by Ryan, seconded by Pike, to open the public forum.

Motion carried (4-0)

No comments were given.

A motion was made by Ryan, seconded by Pike, to close the public forum.

Motion carried (4-0)

### 3. APPROVAL OF REGULAR AGENDA

#### a. May 27<sup>th</sup>, 2026 Regular Meeting

A motion was made by Ryan, seconded by Bentson, to approve the May 27<sup>th</sup>, 2026 regular meeting agenda.

Motion carried (4-0)

### 4. APPROVAL OF PREVIOUS MEETING MINUTES

#### a. April 22<sup>nd</sup>, 2026 Regular Meeting

A motion was made by Seiler, seconded by Bentson, to approve the April 22<sup>nd</sup>, 2026 regular meeting minutes.

Motion carried (4-0)

### 5. NEW BUSINESS

#### a. Request for Concept Plan Review – 76 Acres North of Existing Industrial Park

Ondich presented the concept plan review for the land north of the existing industrial park. Ryan asked if this area is within City limits, and Ondich stated it is not but it is within the Orderly Annexation Agreement area with Helena Township.

Ondich noted that the applicant does not have to plat the entire presented plat at once, and that it is just a higher level advisory review. He stated that MnDOT Metro has not provided comment on the concept review.

Seiler asked if the annexation would require an open hearing, and Ondich stated it would not. Pike asked if all of the land would be annexed at once, especially if it is developed in phases, and Ondich stated that it would be up to the applicant. Ryan asked if there is a cost to the City for the annexation, and Ondich stated there is not as the applicant pays all fees. Pike asked if any annexation would have to be contiguous with the City's existing boundaries, and Ondich stated it would.

Ryan asked if there would be landscaping requirements for the proposed CVF Racing building, and Ondich stated that there would, and that it would be evaluated when the building permit is turned in.

Pike asked if the northeastern most parcels would be developable, especially as they do not have road access. Ondich stated there would be no direct highway access, but there would be a road built along the entire north side of the plat boundary for access onto them.

Ondich noted that the northern parcels would require a larger sanitary sewer trunk line, and the City is in the process of a study to evaluate adding one, but they could not be developed immediately.

Pike supported adding a greenway or park features on the east side of the plat due to the natural features available, especially given that they are undevelopable for buildings. Seiler asked if there would be a lot of truck traffic from the proposed CVF Racing building, and the applicant Mr. French stated they currently see them having 1-2 trucks a day.

Pike asked what a potential timeline for the CVF Racing building is. Mr. French stated that they would like to have the property ready in the third quarter of 2026 and begin building in the first quarter of 2027.

**b. Public Hearing for a Request for Conditional Use Permit #C2-2026 and Variance #V2-2026 – Allow for a Chiropractor Office with Apartment above a 1<sup>st</sup> Floor and Parking Variance at 200 4<sup>th</sup> Ave SW**

Gariepy presented the Variance and CUP request.

A motion was made by Pike, seconded by Seiler, to open the public hearing at 7:18pm.  
Motion carried (4-0)

No comments were given.

A motion was made by Ryan, seconded by Seiler, to close the public hearing at 7:19pm.  
Motion carried (4-0)

A motion was made by Bentson, seconded by Seiler, to recommend approval to City Council regarding Conditional Use Permit #C2-2026 and Variance #V2-2026 to allow for a chiropractors office and apartment above the first floor with reduced parking requirements at 200 4<sup>th</sup> Ave SW, as applied for by Andrew Fautsch.  
Motion carried (4-0)

**c. Concept review of UDC Amendments**

Gariepy and Ondich presented the information regarding ADUs for the UDC. Gariepy stated that the City would not be able to require that rent is paid if an ADU was to be rented out, nor restrict ADUs to family members or healthcare workers. Ondich advised waiting on adding language permitting ADUs until the City of Blaine's lawsuit has been resolved.

A motion was made by Pike, seconded by Ryan, to not move forward with proposing additional language regarding accessory dwelling units to the UDC at this time.

Motion carried (4-0)

Ondich presented the proposed miscellaneous UDC amendments.

A motion was made by Ryan, seconded by Bentson, to schedule a public hearing for the June 24<sup>th</sup>, 2026 Planning Commission meeting to discuss the proposed miscellaneous UDC amendments.

Motion carried (4-0)

**d. Planning Commission Review of Purchase of 1201 1<sup>st</sup> Street for new City Hall**

Ondich presented the proposed purchase of 1201 1<sup>st</sup> St by the City for a new City Hall.

Pike asked what public feedback there has been for the purchase of the property, and Ondich stated there has not been much negative feedback.

A motion was made by Seiler, seconded by Ryan, to approve Resolution #1 stating that the proposed purchase of 1201 1<sup>st</sup> St NE by the City meets the goals of the Comprehensive Plan.

Motion carried (4-0)

**e. Planning Commission Review of TIF District 9-1**

Ondich presented the proposed TIF District 9-1. Ondich stated that the proposed trail has been in the Comprehensive Plan since 2014. Pike asked what other TIF districts the City currently has, and Ondich stated there is one TIF district and one tax abatement. Ryan noted that the TIF district would take tax money away from the school district and Scott County, and Pike noted that the resolution is legislative rather than in support of the proposed TIF district.

Ondich noted that the resolution attached in the packet is in the incorrect version, and presented the corrected one.

A motion was made by Seiler, seconded by Pike, to approve Resolution #2 stating that the proposed sidewalk through the industrial park is in compliance with the Comprehensive Plan.

Motion carried (4-0)

**6. OLD BUSINESS**

**a. None**

**7. MISCELLANEOUS**

**a. Monthly Business Updates**

Ondich presented the monthly business update as information.

**b. Thanks to Outgoing Planning Commission Member Jason Bentson**

The Planning Commission and Staff thanked Jason Bentson for his time and contributions on the Planning Commission.

The Planning Commission was also introduced to Jennifer Schultz, who will be replacing Bentson starting at the next meeting.

**c. Miscellaneous**

Ryan requested that a discussion regarding moving the starting time of the Planning Commission meetings from 6:30pm to 6:00pm is added to the agenda for next month's meeting. Ondich stated that it will be.

**8. ADJOURNMENT**

A motion was made by Ryan, seconded by Seiler, to adjourn the meeting at 7:58pm.  
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 large initial "E" and a long, sweeping tail.

Evan C. Gariepy  
Planner