

**Planning and Zoning Commission  
Meeting Minutes for Wednesday, July 16<sup>th</sup>, 2025**

Planning and Zoning Called to Order @ 5:42 PM

Roll call: **White, Hernesmaa, Councilor Roose, Palcher, Anderson.** *Staff Kochendorfer.*

**Excused: Pioreschi, Burke**

**Approval of Minutes from June 18<sup>th</sup>, 2025.**

**Motion Palcher to approve the June 18<sup>th</sup>, 2025 Minutes/ Second White. Motion carried.**

**Additions or Deletions from Agenda**

**Requests to Appear**

**Reports**

- a. Planning and Zoning Administrator – Kochendorfer mentioned that things are still busy in the office. There is currently (4) total house being built, or soon to be built in the Sibley Ct addition. The Ely Regional Trailhead will have an open house from August 27<sup>th</sup>, from 5–8 PM, with a ribbon cutting at 6 PM. The chamber of commerce will most likely be moving their offices to this building as well.

Discussion on the street updates of Pattison and White Streets by the old city garage, more to come on that.

Joe Pioreschi resigned from the PZ Commission, so that leaves a vacancy on the projects committee as well. Hernesmaa expressed interest. **Motion Roose appoint Hernesmaa as the Planning and Zoning Representative on the Projects Committee/ second Anderson. Motion carried.**

The sanitation committee will also need a PZ rep. No one is interested at this time.

- b. Projects Committee – Kochendorfer mentioned that an easement was granted to MN Power for utility purposes in the area of Pioneer Rd and Grant McMahon.
- c. Council – Roose mentioned the approval of the easement, and the approval of the RV and Resort definition changes, and the permissible uses list for RV and Campgrounds, Resorts, and Tattoo Shops. The only item that changed on the definitions was the removal of the 14-day time limit.

**New Business**

1. PZ Budget

Kochendorfer presented the current budget, and explained how the PZ budget is broken down, and different pay scales of certain positions come from multiple budgets. 62% of the PZ Admin comes from planning and zoning budget, 25% comes from the clerk's office, and the other 13% comes from the park and rec budget. Other budget items were discussed by no motions were made.

**Old Business:**

- a. IUP Process Update-
  
- b. Magie Dr Subdivision- Discussion on taking this off of the PZ list as its being discussed at projects currently. This will be removed from the PZ agenda.
  
- c. Permissible Uses List- Kochendorfer discussed some concerns with clarity on ordinances, and when we update the permissible uses list, we will have to create or update the definitions list to reflect each use that's on this list.

There was further discussion on the ordinances that were recently approved, and what the requirements would be if the development was less than the number listed in the ordinance. Further definition of temporary uses will most likely be needed as the definitions list will be updated over time.

- d. Update City Comprehensive Plan from 2016- Continued discussion and updates to goals and objectives related to the comprehensive plan on land use controls. Changes were made in real time to pages 26, and 27.

**Adjournment at 6:33 PM without objection.**