

Planning and Zoning Commission
Meeting Minutes for Wednesday, February 18th, 2026

Planning and Zoning Called to Order @ 5:30 PM

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

Excused: Heil

Approval of Minutes from January 21st, 2026.

Motion Hernesmaa to approve the January 21st, 2026 Minutes/ Second Palcher. Motion carried.

Additions or Deletions from Agenda

Requests to Appear

Reports

- a. Planning and Zoning Administrator – New Planning and Zoning commissioners were introduced. The city is looking at switching permit software systems that will streamline permitting, and give some new features to the building department and planning and zoning. This will also incorporate into EUC billing. Roose recommends some P&Z 101 training be held at our next meeting. Kochendorfer will set that up, similar to the last time it was presented to the commission.
- b. Projects Committee – Hernesmaa reported that nothing related to planning and zoning was discussed. Ongoing projects with the waterline replacement, wastewater treatment plant, signage at the trailhead building and recycle center, city hall project and HRA apartment complex project. An interesting fact, the mean income in Ely is \$40,000.
- c. Council – Roose reported that the new planning and zoning members were appointed, as well as the final member for the comprehensive plan steering committee.

New Business

1. Business Park Covenants Ordinance

Kochendorfer explained that this was coming back to planning and zoning, as P&Z originally voted to repeal this ordinance, but it was the recommendation from the City Attorney to either edit the ordinance with applicable changes, or exempt a specific property from this ordinance.

Kochendorfer explained the redlines of the ordinance and the items that he felt could be removed. The items for removal were more restrictive than general chapter 11 zoning codes, and were restricting the development opportunities in this area. The consensus of the planning and zoning committee is that our ordinances need to be less restrictive with some of these requirements, to further promote growth and opportunity, and create less roadblocks for development. The changes were presented in the agenda packet. The only changes planning and

zoning wanted to add were to remove Sub.6 “committee”, and Subd. 7 “Construction improvements” and all items noted under that category (A-F).

Motion Palcher to accept and approve the changes that were presented, and made during the meeting regarding the “Business Park Covenants Ordinance” and send these changes to the City Attorney for review/ Second Anderson. Motion Passed, 5-1-1, with Roose voting no, with the reasoning being Roose supports the full repeal of the ordinance, and Heil being absent.

Old Business:

a. Permissible Uses List- Kochendorfer recommended members review the current list and bring any changes forth to the next meeting.

b. Fence Ordinance- No new discussion at this time.

c. Outdoor Wood Boilers Ordinance

Kochendorfer presented the draft ordinance that was included in the packet. Kochendorfer also provided some back story to the new members of the committee. Some changes were made from the previous draft, including some recommended language changes, definitions, and the addition of some optional requirements. The intent is to keep the ordinance simple, and concise, and provide a guideline for people looking to install these in the community.

The commission supported the proposed changes, but would like to see “Property line” added to Subd.2 (c). Also, the addition of language referring to our current nuisance ordinance, possibly adding specific dates of allowed use, (the board was split on this) and keeping a line that speaks of the potential penalties if this ordinance is violated.

Kochendorfer will work on draft changes and bring back to P&Z.

Adjournment at 6:50 PM without objection.

Minutes submitted by: Planning and Zoning Administrator/Secretary Scott Kochendorfer