

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

Planning and Zoning Called to Order @ 5:30 PM

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

Absent: Anderson

Approval of Minutes from February 18th, 2026.

Motion Hernesmaa to approve the February 18th, 2026 Minutes/ Second Palcher. Motion carried.

Additions or Deletions from Agenda

Requests to Appear

Heil arrived @ 5:32 PM

Reports

- a. Planning and Zoning Administrator – Kochendorfer explained that the Park and Rec Board would like to be involved in land use decisions that may impact park or open land spaces that may be used for park or recreational space.

Staff continues to work on future projects, and there should be a subdivision happening soon for the new HRA Apartment complex. This will come to Planning and Zoning.

There is a public hearing related to the rezoning, business park covenant and permissible uses list update on April 7th, at the city council meeting.

- b. Projects Committee – Hernesmaa reported that there are talks with the Wolf Center possibly being purchased by the city. This may come to P&Z at some point. The waterline replacement project is still moving forward with a projected cost of \$3.9 million. The ambulance garage and Fire Hall project will soon be advertised for bids. The City Hall window replacement, and other cosmetic repairs will be roughly \$800,000.
- c. Council – Roose explained that the first reading of the business park ordinances occurred, and reminded that the public hearing is slated for April 7th.
- d. Comp Plan Steering Committee- Roose explained that the comprehensive plan steering committee started meeting with potential vendors who would assist in the work of drafting the comprehensive plan. In doing so, the committee needs to submit a budget to the city council by August 1st.

Motion Roose to support the recommendation from the Comprehensive Plan Steering Committee to seek City Council approval to request bids for the comprehensive plan

review / second Seliga. Motion carried.

Roose explained briefly what a comprehensive plan is. It is the city's planning and guiding document and used for future projects and planning. The city is looking to update the plan, mainly due to the lack of flow and clarity, not necessarily the content.

New Business

1. 631 E Camp St

Kochendorfer provided information of an incident that occurred in front of 631 E Camp Street during a snow removal event on February 26th. While the city was conducting snow removal operations, landscaping boulders that were placed in the right of way were fed into the snowblower, causing roughly \$5,000 in damage. No permits were on file for the landscaping, as any right of way obstructions or excavations require city approval. A letter is being sent to the landowner explaining this, and a plan for removal and re-landscaping will be needed once the weather warms up. No action is needed at this time; this is just a matter of information.

There were some questions about this process, so Kochendorfer explained that any right of way complaints go through planning and zoning. The building officials handle dilapidated structures and building complaints, while the police department handles complaints such as tall grass, junk, weeds, garbage, vehicle complaints, etc. The city will also not be seeking retribution for the damage at this time.

Roose asked if anyone wanted to discuss any of the current old business before new business item number two was discussed. Kochendorfer explained that the fence ordinance can actually be removed for now.

Motion Decker to remove the Fence Ordinance discussion from Old Business / Second Hernesmaa. Motion carried.

2. P&Z Training

Kochendorfer provided a presentation from the League of MN Cities on Land Use for Public Officials.

Old Business:

- a. Permissible Uses List- No discussion
- b. Fence Ordinance- (To be removed from old business)
- c. Outdoor Wood Boilers Ordinance- No discussion

Adjournment at 6:56 PM without objection.

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