

Minutes

Planning Commission Meeting

7:00pm February 11, 2025

Auditorium

Commissioner Roxanne Yurek called the meeting to order at 7:00 pm.

Members Present: Commissioner Roxanne Yurek, Commissioner Amy Penaz, Commissioner Neil Syvertson, Sarah Kahn, Clerk Diane Pedersen.

Members Absent: None

Others present: Kelvin Breeggemann, Jon McCarthy & Elizabeth Heikkila (McHeikkila Properties), Ted Gehring, Bruce Bebo

Consent Agenda:

1. Approve the minutes from January 14, 2025

Motion by Commissioner Penaz second by Commissioner Kahn to approve the minutes from January 11, 2025. Vote For: Unanimous. Motion Carried.

Public Comment - None

Old Business

1. Discussion held regarding possible uses of city lots:
 - a. Community Garden
 - i. A business plan was submitted by Olivia Oster regarding transforming the vacant lot at 117 E Main Street into a community garden. The individual was unable to attend the meeting but was informed that if the city had another plan that would generate revenue, it would likely choose the one that creates additional city expenses.
 - ii. An email was received from Kelvin Breeggemann regarding making the property into a coffee/ice shop. The requirements for the city lots were emailed to him. He is considering using space in the old grocery store building owned by Ryan Back.
2. Possible rezoning request for 102 Main St E.
 - b. Jon McCarthy & Elizabeth Heikkila from McHeikkila Properties are pursuing purchasing the church and converting it into an event center. This would require rezoning from Public/Parochial R-2 High Density Residential to B-1 Central Business. A public hearing to rezone the property and grant a variance will be set for Tuesday, April 15, 2025, at 7:00pm during the regularly scheduled Planning Commission meeting.
3. Reviewed the 2025 Comprehensive Plan
 - a. The city council requested that action items be included in the Goals and Strategies section of the Comprehensive Plan. The Planning Commission will review this section and collaborate to determine some action items to include.

New Business:

1. Ryan Back – owner of the old grocery store is seeking tenants. He was unable to attend the meeting, but some possible ideas include:
 - a. Coffee/Ice Cream shop (possibly Kelvin Breeggemann)
 - b. Laundromat
 - c. Amazon order lockers
2. Applicant for an open commission seat
 - a. Ted Gehring

Motion by Commissioner Khan second by Commissioner Penaz to recommend Ted Gehring to the city council to fill the open commission seat. Vote For: Unanimous. Motion Carried.

Open Discussion - None

Motion by Commissioner Kahn second by Commissioner Penaz to adjourn the meeting. Vote For: Unanimous. Motion Carried.

Adjourn 7:30 pm