

Minutes

Planning Commission Meeting

7:00pm March 11, 2025

Auditorium

Commissioner Roxanne Yurek called the meeting to order at 7:07 pm.

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

Members Absent: Commissioner Sarah Kahn, Commissioner Ted Gehring

Others present: None

Consent Agenda:

1. Approve the minutes of February 11, 2025

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

Public Comment - None

Old Business

1. Discussion was going to be held regarding possible use of city lots for a community garden but Olivia Oster, the resident that developed the plan, was not present at the meeting. The Planning Commission has decided to table this discussion until Olivia is present at the meeting to present her plan.

Motion by Commissioner Penaz second by Commissioner Syvertson to table the discussion regarding a community garden on the city lots until further notice. Vote For: Unanimous. Motion Carried.

2. Reviewed the 2025 Comprehensive Plan

- a. The Planning Commission has decided to address one section of the goals and strategies section of the comprehensive plan at each meeting. The section addressed tonight was Public Services. The suggestions will be added to this section of the plan for the next meeting for review and the Public Utilities section will be addressed at the next meeting.

New Business:

- a. Reviewed the Cannabis Update from McLeod County to determine if there were any sections in the City of Silver Lake Zoning Ordinance that need to be addressed regarding Cannabis.
 - i. Page 8 Section 2 General Regulation
 - i. Set performance standards with each segment of the cannabis business (cultivation, manufacturing, processing). This would include standards such as hours of operation, odor, noise and more.
 - ii. Page 32 Section 5 Ag District.
 - i. Permitted Uses / A. Agricultural activity including / Add Cannabis Cultivation (further define cannabis cultivation)
 - iii. Page 40 Section 9 Highway Business District
 - i. Determine whether cannabis product retail stores are a permitted use or a conditional use (Planning Commission recommends conditional use so additional constraints can be added if needed).
 - iv. Page 43 Section 10 Manufacturing District
 - i. McLeod County feels the permitted use of cannabis manufacturing and cannabis processing best fit in this zoning district. "Cannabis processing" and "Cannabis

manufacturing" would be further defined in this section so that potential businesses would have to comply by finding an industrial piece of property or going through rezoning.

e. Page 81 Section 22 Definitions

- i. Terms such as "cannabis", "cannabis cultivation", "cannabis manufacturing" and "cannabis processing" would be defined. The definitions will be like what it is in the rule released by the State.

2. 102 Main St E.

- a. They are going to renovate into a single-family residential unit and possibly rent it out as an AirBnB. This would fall under the current R-1 zone and no variance or conditional use permit is required at this time. Should they decide to turn the property into an event center, it would then need to be rezoned, and a conditional use permit or variance would need to be addressed at that time.

Open Discussion – The next Planning Commission meeting will be May 13, 2025.

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

Adjourn 7:40 pm