

Minutes

Planning Commission Meeting

7:00pm July 8, 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, Commissioner Sarah Kahn, Clerk Diane Pedersen.

Members Absent: None

Others present: Ryan Raisanen, Bruce Foley, Cole Brehm, Michael Lipe, Kevin Dalbec, Bruce Bebo, Nancy Brown, Michelle Butler, Bryan Butler, Harvey Molichek, Gary Butler, Ron Schmanski

Consent Agenda:

1. Approve the minutes from June 10, 2025.

Motion by Commissioner Kahn second by Commissioner Penaz to approve the minutes from June 10, 2025.

Vote For: Unanimous. Motion Carried.

Public Comment - None

New Business

1. Opened Public Hearing for rezoning request for 102 Main St E. at 7:03pm
 - a. A request has been made by the current owner of the property to rezone the lot from R-1 Low Density Residential to R-2 High Density Residential to allow for a multi-unit residential dwelling to be constructed by a new owner.
 - i. Possible parking on the east and north side of the building. Considering access from Main St., will need to contact McLeod County for that request.
 - ii. R-2 zoning allows four units. If wanting to do six or eight units, a Conditional Use Permit would need to be obtained.
 - b. Resident Comments:
 - i. Nancy Brown
 1. Are garages part of the plan? Not at this time.
 2. Is it possible to refurbish the building? Working with contractors this month.
 3. Is the new owner from Silver Lake? No
 4. How close will the landlord be? About 20 minutes away?
 5. Not planned to be a senior, handicap or low-income building.
 6. How many bedrooms per unit? Planning on two.
 - ii. Bryan Butler
 1. Wants to know that the property will be well kept and the renters will be vetted.
 2. No pets allowed.
 - iii. Harvey Molichek
 1. Be careful getting into a project that may be more costly than is truly affordable.
 2. City Ordinance requires two parking spaces per unit.
 - iv. Bruce Bebo
 1. Is it being purchased to fix and sell? Possibly sell in three years.
 2. Timeframe to get in and get construction done – hoping to be done by next summer, so about one year.
 3. It will be great to have the building used rather than sitting empty.
 - v. Kevin Dalbec

1. Concerned about the traffic in the alley. Hoping to obtain access from Main Street to limit alley use.
- c. A site plan is to be sent to the city office to be included in the July council packet. It should include parking plans.
- d. A discussion was held as to whether the recommendation to rezone should be made to the city council.

Motion by Commissioner Syvertson second by Commissioner Penaz to recommend the approval of the rezoning request for 102 Main St E provided he provides a site plan including parking for the July city council meeting. Vote For: Unanimous. Motion Carried.

- e. Public Hearing for the rezoning request was closed at 7:33pm.
2. Declared a vacancy due to Ted Gehring accepting the open seat on the city council. A discussion was held regarding possible candidates to fill the vacancy. A notice will be posted on the city website as well as the city hall display case, auditorium, bank and post office.
 - a. Olivia Oster was informed of the vacancy as she also applied for the open council position.

Old Business:

1. City lots
 - a. Michael Lipe presented his building plans.
 - b. The Planning Commission reviewed the Subsidy application submitted by Mr. Lipe.
 - i. Michael is to complete the application as best as possible, and it will be included in the July city council packet.
 - ii. The city attorney will draft a development agreement when the council makes the request.
2. 2025 Comprehensive Plan
 - a. Reviewed Article 4: natural Resource and Land Use Management. The full plan will be presented to the city council at the July 21st meeting.

Open Discussion - None

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

Adjourn 8:00 pm