



**MINUTES OF THE PLANNING COMMISSION/BOARD OF
ADJUSTMENT
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.
October 6, 2025 - 5:30 PM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

Present (6): Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Chair Brent Behm called the meeting to order and attendance was noted.

2. Agenda Amendments

Motion to Approve October 6, 2025 Agenda made by Robert Seigel and seconded by Lindsie Schoenack.

For 6: Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

3. Approval of Minutes

A. September 9, 2025 Minutes

Motion to Approve made by Sebastian McDougall and seconded by Jana Kasper. For 6: Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

4. Citizens To Be Heard

None

5. Public Hearing -- Planning Commission

A. Request of Z. Mustafic, on behalf of 1st Town Autos LLC, for Conditional Use Permit for Auto Sales Business at 1335 Center Ave

Motion to Open Public Hearing made by Robert Seigel and seconded by Lindsie Schoenack.

For 6: Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request for a conditional use permit for an auto

sales business within the MU-3: Commercial Mixed Use zoning district at 1335 Center Ave, formerly the Muffler Man site.

No public comments have been received to date.

Staff recommended that the Planning Commission recommend approval to the City Council the Conditional Use Permit for Auto Sales in MU-3: Commercial Mixed Use at 1335 Center Ave and related Findings of Fact, contingent on the following:

1. All uses shall comply with building, fire safety and health codes, zoning, local and state licensing.
2. Site Surfacing:
 - a. Existing concrete surface can accommodate approximately 19 sale vehicles.
 - b. If not used for the required 5 ft landscaping area, additional concrete or asphalt area may be added along the west parking area as long as a minimum 3 ft setback is provided from the property line.
 - c. Customer and employee parking may utilize existing gravel parking area on east side of building but the gravel area may not be extended.
3. Circulation & Parking:
 - a. Primary access to site will be from 14th St S due to proximity of Center Ave access approach to intersection.
 - b. Site access shall include a minimum 12-foot-wide drive lane from 14th St S that provides enough space for customers to drive in and out of site.
 - c. A minimum of 4 customer/employee parking spaces plus one accessible parking space with access aisle and signage is required.
 - d. No parking, vehicle display, landscaping, new signage, etc. permitted in the MnDOT easement (Document 707076) in the northeast corner of property.
4. Display Standards: The display of vehicles "for sale" must meet the following conditions:
 - a. All sales vehicles must be displayed on a concrete or asphalt surface.
 - b. All sales vehicles must maintain a clearance of 4 feet between vehicles and north property line.
 - c. All sales vehicles must be displayed on private property and may not encroach into public right of way.
 - d. All sales vehicles on site must be licensed and operable.
 - e. Vehicles not owned by dealer shall not be stored, displayed "for sale" or sold.
5. Sales Office: Existing building to clearly display the name of the license holder, phone number and hours of operation.
6. Dumpster Enclosure: If a dumpster is requested, opaque dumpster enclosure shall be provided and meet construction and accessibility requirements for Public Works vehicles.
7. Landscaping: A total of 32 plant units shall be provided in one or both landscaping areas shown on Exhibit A site plan. Landscaping area(s) to be at least 5 ft deep from the property line.
8. Outdoor Storage:
 - a. Other than licensed display vehicles, all other business-related equipment cannot be visible from the street and shall be completely enclosed in a permanent building or screened with a solid fence.
9. Auto Repair: No vehicles needing repair prior to sales are permitted on site.
 - a. Auto repair use may be considered in the future, if the following

items are addressed:

- i. Site review and building updates, as required, to meet Building and Zoning Code standards.

10. Applicant shall receive all required federal, state and local permits.

There were no public comments at the meeting.

Motion to Close Public Hearing made by Robert Seigel and seconded by Paul Krabbenhoft.

For 6: Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to Recommend Approval to the City Council the Conditional Use Permit for Auto Sales in MU-3: Commercial Mixed Use at 1335 Center Ave and related Findings of Fact made by Paul Krabbenhoft and seconded by Robert Seigel, contingent on the following:

1. All uses shall comply with building, fire safety and health codes, zoning, local and state licensing.
2. Site Surfacing:
 - a. Existing concrete surface can accommodate approximately 19 sale vehicles.
 - b. If not used for the required 5 ft landscaping area, additional concrete or asphalt area may be added along the west parking area as long as a minimum 3 ft setback is provided from the property line.
 - c. Customer and employee parking may utilize existing gravel parking area on east side of building but the gravel area may not be extended.
3. Circulation & Parking:
 - a. Primary access to site will be from 14th St S due to proximity of Center Ave access approach to intersection.
 - b. Site access shall include a minimum 12-foot-wide drive lane from 14th St S that provides enough space for customers to drive in and out of site.
 - c. A minimum of 4 customer/employee parking spaces plus one accessible parking space with access aisle and signage is required.
 - d. No parking, vehicle display, landscaping, new signage, etc. permitted in the MnDOT easement (Document 707076) in the northeast corner of property.
4. Display Standards: The display of vehicles "for sale" must meet the following conditions:
 - a. All sales vehicles must be displayed on a concrete or asphalt surface.
 - b. All sales vehicles must maintain a clearance of 4 feet between vehicles and north property line.
 - c. All sales vehicles must be displayed on private property and may not encroach into public right of way.
 - d. All sales vehicles on site must be licensed and operable.
 - e. Vehicles not owned by dealer shall not be stored, displayed "for sale" or sold.
5. Sales Office: Existing building to clearly display the name of the license holder, phone number and hours of operation.
6. Dumpster Enclosure: If a dumpster is requested, opaque dumpster enclosure

shall be provided and meet construction and accessibility requirements for Public Works vehicles.

7. Landscaping: A total of 32 plant units shall be provided in one or both landscaping areas shown on Exhibit A site plan. Landscaping area(s) to be at least 5 ft deep from the property line.
8. Outdoor Storage:
 - a. Other than licensed display vehicles, all other business-related equipment cannot be visible from the street and shall be completely enclosed in a permanent building or screened with a solid fence.
9. Auto Repair: No vehicles needing repair prior to sales are permitted on site.
 - a. Auto repair use may be considered in the future, if the following items are addressed:
 - i. Site review and building updates, as required, to meet Building and Zoning Code standards.
10. Applicant shall receive all required federal, state and local permits.

For 6: Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- B. Request of T. Sorenson, on behalf of Tasbry Properties, LLC, for Conditional Use Permit for Dynamic Display Sign at 3505 8th St S

Motion to Open Public Hearing made by Jana Kasper and seconded by Paul Krabbenhoft.

For 6: Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request for a conditional use permit for the installation of an On-Premise Dynamic Display Sign in the CC: Community Commercial zoning district at 3505 8th St S and stated the request is to modify a newly permitted freestanding tenant sign by adding a north facing dynamic display element.

One public comment was received prior to the meeting from D. Bornstad in support of sign.

Staff recommended that the Planning Commission recommend approval to the City Council the Conditional Use Permit to allow the installation of an On Premise Dynamic Display Sign in CC: Community Commercial at 3505 8th St S and related Findings of Fact, contingent on the following:

1. One (1) one-sided Dynamic Display Sign frame facing north only is permitted on new free-standing sign structure.
2. Dynamic Display Sign may not face residential uses.
3. Dynamic Display Sign must meet sign and visibility standards in 10-22-3 and 10-19-16.
4. Sound from Dynamic Display Sign is prohibited.

5. Dynamic Display Sign may not change lighted display to create a visual nuisance by having rapid rotating, revolving, scrolling, flashing, blinking, strobing, etc.
6. Dynamic Display Sign illumination may not be brighter than reasonably necessary for clear and adequate visibility.
7. All sources of artificial light, other than streetlights, shall be fixed, directed, or designed so that the source of light is directed away from adjoining residences, streets, or sidewalks.
8. Dynamic Display Sign may not be of such intensity or brilliance as to impair the vision of a motor vehicle driver with average eyesight or to otherwise interfere with a driver's operation of a motor vehicle.
9. Dynamic Display Sign shall be equipped with a functioning dimming mechanism.
10. Dynamic Display Sign installer is obligated to check for any or all underground utilities or services before excavating for sign foundation.
11. Dynamic Display Sign installations shall conform to Minnesota Department of Transportation and Federal aviation regulations, wherever applicable, and receive written permission, as required.
12. Owner/Applicant to receive all required federal, state and local permits.

There were no public comments at the meeting.

Motion to Close Public Hearing made by Robert Seigel and seconded by Sebastian McDougall.

For 6: Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to Recommend Approval to the City Council the Conditional Use Permit to allow the installation of an On Premise Dynamic Display Sign in CC: Community Commercial at 3505 8th St S and related Findings of Fact made by Sebastian McDougall and seconded by Paul Krabbenhoft, contingent on the following:

1. One (1) one-sided Dynamic Display Sign frame facing north only is permitted on new free-standing sign structure.
2. Dynamic Display Sign may not face residential uses.
3. Dynamic Display Sign must meet sign and visibility standards in 10-22-3 and 10-19-16.
4. Sound from Dynamic Display Sign is prohibited.
5. Dynamic Display Sign may not change lighted display to create a visual nuisance by having rapid rotating, revolving, scrolling, flashing, blinking, strobing, etc.
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10. Dynamic Display Sign installer is obligated to check for any or all underground utilities or services before excavating for sign foundation.
11. Dynamic Display Sign installations shall conform to Minnesota Department of Transportation and Federal aviation regulations, wherever applicable, and receive written permission, as required.
12. Owner/Applicant to receive all required federal, state and local permits.

For 6: Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- C. Request of Christianson Companies for Preliminary & Final Plat for Christiansons First Addition

Motion to Open Public Hearing made by Jana Kasper and seconded by Lindsie Schoenack.

For 6: Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request for a preliminary and final plat for proposed Christiansons First Addition to subdivide the former Anheuser-Busch malting plant site from the agricultural land for future development. The applicant intends to split the 145 acres by separating the existing plant site and creating two new parcels where Lot 3 is for City infrastructure and Lot 2 may be subdivided further for industrial users.

No public comments have been received to date.

Staff recommended that the Planning Commission recommend approval to the City Council the Preliminary and Final Plat for Christiansons First Addition, contingent on the following:

1. Title Opinion to be submitted prior to City Council action.
 - a. Add existing easements listed in Title Opinion, where applicable.
 - b. Label existing 50-foot pipeline easement that appears to extend across 20th Ave S in northeast corner of site, if found in Title Opinion.
2. Applicant to receive all required federal, state and local permits.

There were no public comments at the meeting.

Motion to Close Public Hearing made by Robert Seigel and seconded by Sebastian McDougall.

For 6: Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to Recommend Approval to the City Council the Preliminary and Final

Plat for Christiansons First Addition made by Robert Seigel and seconded by Jana Kasper, contingent on the following:

1. Title Opinion to be submitted prior to City Council action.
 - a. Add existing easements listed in Title Opinion, where applicable.
 - b. Label existing 50-foot pipeline easement that appears to extend across 20th Ave S in northeast corner of site, if found in Title Opinion.
2. Applicant to receive all required federal, state and local permits.

For 6: Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

6. Other Business

None

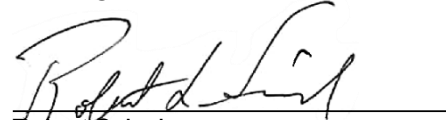
7. Reports/Information

Staff announced Commissioner Ingersoll submitted his resignation and thanked him for his service.

8. Adjourn

Motion to Adjourn at 05:46 PM made by Robert Seigel and seconded by Jana Kasper.

APPROVED BY:



Robert Seigel
Vice Chair

ATTEST:



Robin Huston
City Planner / Zoning Administrator

The proceedings of this meeting are digitally recorded and are available for public review.