



**MINUTES OF THE PLANNING COMMISSION/BOARD OF  
ADJUSTMENT  
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N  
April 6, 2026 - 5:30 PM**

1. Call to Order/Roll Call

**Roll call of the members was made as follows:**

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

Absent (0):

Chair Robert Seigel called the meeting to order and attendance was noted.

2. Agenda Amendments

**Motion to Approve April 6, 2026 Agenda made by Jana Kasper and seconded by Paul Krabbenhoft.**

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

3. Approval of Minutes

A. February 2, 2026 Minutes

**Motion to Approve made by Sebastian McDougall and seconded by Jana Kasper.** For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, 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 YHR Consulting, on behalf of MN State Community & Technical College, for Conditional Use Permit to install a Digital Display Sign at 1900 28th Ave S

**Motion to Open Public Hearing made by Sebastian McDougall and seconded by Lindsie Schoenack.**

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, 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 to install an on-

premise dynamic display component on a new freestanding sign within INS: Institutional zoning district at 1900 28th Ave S to replace the existing freestanding sign.

No public comments were received prior to the meeting or at the meeting.

Staff recommended the Planning Commission recommend approval to the City Council the Conditional Use Permit to install an On-Premise Dynamic Display Sign at 1900 28th Ave S in INS: Institutional and related Findings of Fact, contingent on the following:

1. Dynamic Display Sign may not be placed within 200 feet of residential use.
2. Dynamic Display Sign may not face residential uses unless screened by existing trees.
3. Dynamic Display Sign must meet sign and visibility standards in 10-22-3 and 10-19-16.
4. One (1) double-sided frame is permitted per free-standing sign structure.
5. Sound from Dynamic Display Sign is prohibited.
6. Dynamic Display Sign may not change lighted display to create a visual nuisance by having rapid rotating, revolving, scrolling, flashing, blinking, strobing, etc.
7. Dynamic Display Sign illumination may not be brighter than reasonably necessary for clear and adequate visibility.
8. 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.
9. 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.
10. Dynamic Display Sign shall be equipped with a functioning dimming mechanism.
11. Dynamic Display Sign installer is obligated to check for any or all underground utilities or services before excavating for sign foundation.
12. Dynamic Display Sign installations shall conform to Minnesota Department of Transportation and Federal aviation regulations, wherever applicable, and receive written permission, as required.
13. Owner/Applicant to receive all required federal, state and local permits.

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

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, 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 install an On-Premise Dynamic Display Sign at 1900 28th Ave S in INS: Institutional and related Findings of Fact made by Sebastian McDougall and seconded by Paul Krabbenhoft, contingent on the following:**

1. Dynamic Display Sign may not be placed within 200 feet of residential use.
2. Dynamic Display Sign may not face residential uses unless screened by existing trees.
3. Dynamic Display Sign must meet sign and visibility standards in 10-22-3 and 10-19-16.

4. One (1) double-sided frame is permitted per free-standing sign structure.
5. Sound from Dynamic Display Sign is prohibited.
6. Dynamic Display Sign may not change lighted display to create a visual nuisance by having rapid rotating, revolving, scrolling, flashing, blinking, strobing, etc.
7. Dynamic Display Sign illumination may not be brighter than reasonably necessary for clear and adequate visibility.
8. 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.
9. 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.
10. Dynamic Display Sign shall be equipped with a functioning dimming mechanism.
11. Dynamic Display Sign installer is obligated to check for any or all underground utilities or services before excavating for sign foundation.
12. Dynamic Display Sign installations shall conform to Minnesota Department of Transportation and Federal aviation regulations, wherever applicable, and receive written permission, as required.
13. Owner/Applicant to receive all required federal, state and local permits.

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

- B. Request of Lowry Engineering, on behalf of Prairie Parkway II, LLC, for Vacation of 41st Ave S Right of Way & Easements in Prairie Parkway 2nd Addition

**Motion to Open Public Hearing made by Paul Krabbenhoft and seconded by Lindsie Schoenack.**

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

Staff briefed the Commission on the request to vacate a portion of 41st Ave S right of way and adjacent 10-foot utility easements located between 2520 & 2571 41st Ave S to support the redesign of Prairie Parkway 2nd Addition into the approved Prairie Parkway 4th Addition. Underground infrastructure that has been already installed will be abandoned and the proposed vacation area will be large green space with a stormwater pond to serve lots in Prairie Parkway 4th Addition.

No public comments were received prior to meeting or at the meeting.

Staff recommended the Planning Commission recommend approval to the City Council the Vacation of Right of Way and adjacent Utility Easements in Prairie Parkway 2nd Addition and related Findings of Fact, contingent on the following:

1. Owner/Applicant to add 10-foot rear yard utility and drainage easements to lots adjacent to Lot 1, Block 2, Prairie Parkway 4th Addition (i.e., the greenspace area with stormwater pond).
2. Owner/Applicant to abandon public infrastructure installed in this portion of vacated 41st Ave S in Prairie Parkway 2nd Addition.

3. Owner/Applicant is responsible for rerouting and reestablishing easements for any existing utilities.
4. Owner/Applicant to receive all required federal, state and local permits.

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

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

**Motion to Recommend Approval to the City Council the Vacation of Right of Way and adjacent Utility Easements in Prairie Parkway 2nd Addition and related Findings of Fact made by Paul Krabbenhoft and seconded by Jana Kasper, contingent on the following:**

1. Owner/Applicant to add 10-foot rear yard utility and drainage easements to lots adjacent to Lot 1, Block 2, Prairie Parkway 4th Addition (i.e., the greenspace area with stormwater pond).
2. Owner/Applicant to abandon public infrastructure installed in this portion of vacated 41st Ave S in Prairie Parkway 2nd Addition.
3. Owner/Applicant is responsible for rerouting and reestablishing easements for any existing utilities.
4. Owner/Applicant to receive all required federal, state and local permits.

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

6. Other Business

None

7. Reports/Information

None

8. Adjourn

**Motion to Adjourn at 05:48 PM made by Jana Kasper and seconded by Sebastian McDougall.**

APPROVED BY:



Robert Seigel  
Chair

ATTEST:



Robin Huston  
City Planner / Zoning Administrator

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