

Minutes
Planning Commission Meeting
7:00pm August 12, 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: Randy Redman, Scott Rech (Stix & Brix Inc), Joe & Marge Bandas

Consent Agenda:

1. Approve the minutes from July 8, 2025.

Motion by Commissioner Kahn second by Commissioner Penaz to approve the minutes from July 8, 2025.

Vote For: Unanimous. Motion Carried.

New Business

1. Opened Public Hearing for rezoning request for city lots at 7:01pm
 - a. The city has proposed the rezoning of the Main Street lots from R-1 Low Density Residential to R-2 High Density Residential to allow for multi-unit residential dwellings to be constructed.
 - i. R-2 zoning allows up to four units. Parking requirements are two spots for each unit.
 - b. City lot proposal – Scott Rech, Stix & Brix, Inc.
 - i. Randy Redman and Scott Rech (Stix & Brix Inc) presented a plan for the purchase of the Main Street lots for market value with the intention to construct two multi-unit buildings.
 - ii. Presented a purchase agreement to purchase the Main Street lots for the tax roll value of \$23,300. This will be presented to the city council on Monday, August 18, 2025.
 - iii. Michael Lipe will be informed of this proposal and will be provided with the opportunity to counter or rescind his plan.
 - c. Resident Comments:
 - i. Joe and Marge Bandas
 1. They would like to see business in downtown rather than residential buildings.
 2. They would like to see townhomes made available in the city.

Motion by Commissioner Syvertson second by Commissioner Kahn to recommend the approval of the rezoning request for the Main Street Lots. Vote For: Unanimous. Motion Carried.

- d. Public Hearing for the rezoning request was closed at 7:30pm.

2. Reviewed the application received from Gary Klima for the open commissioner seat.

Motion by Commissioner Kahn second by Commissioner Penaz to recommend the appointment of Gary Klima for the open commission seat to city council. Vote For: Unanimous. Motion Carried.

3. Reviewed the proposed Zoning Ordinance Amendment to incorporate Cannabis.
 - a. Page 13 Letter B – add Sunday
 - b. Page 14 Letter C – remove Temporary Cannabis Events
 - c. Page 41 Letter D – remove Temporary Cannabis Events
 - d. Page 43 Letter D – remove Temporary Cannabis Events

Motion by Commissioner Kahn second by Commissioner Penaz to recommend to the city council the amendments to add cannabis to the zoning ordinance, noting the removal of temporary cannabis events. Vote For: Unanimous. Motion Carried.

4. Reviewed the information provided regarding applying for a solar grant.
 - a. Will do further research.

Old Business: None

Open Discussion - None

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

Adjourn 7:45 pm