

Minutes  
Planning Commission Meeting  
7:00pm February 10, 2026  
Auditorium

Commissioner Josh Mason called the meeting to order at 7:00 pm.

Members Present: Commissioner Josh Mason, Commissioner Neil Syvertson, Commissioner Gary Klima, Clerk Diane Pedersen.

Members Absent: Commissioner Sarah Kahn, Commission Amy Penaz

Consent Agenda:

1. Approve the minutes from January 13, 2026.

***Motion by Commissioner Klima second by Commissioner Syvertson to approve the minutes from January 13, 2026. Vote For: Unanimous. Motion Carried.***

Public Comment - None

New Business

1. Review of Zoning Ordinance

- a. Section 1-Zoning Districts

- i. Establishment of Districts
- ii. Zoning Map

1. Current zoning for the city lots that were sold is B-1 Central Business District. This property will need to be rezoned to R-2 high Density Residential prior to construction of four-plex units.

- iii. District Boundaries
- iv. Boundary interpretation
- v. Property Not Included - Annexations

- b. Section 2-General Regulations

- i. Lot Area Requirements
- ii. Use Regulations
- iii. Building Area
- iv. Buildings Under Construction
- v. Fences and Other Vision Obstructing Objects
- vi. Front Yard Exceptions
- vii. Greenbelts
- viii. Home Occupations
- ix. Structures, Not Included in Height of Building
- x. Lot, Double Frontage
- xi. Lot, Corner
- xii. Lot of Record
- xiii. Setback Measurements
- xiv. Signs

1. Current home business has an unpermitted sign that does not meet ordinance specifications.

- xv. Fences

1. Page 12 Section 2.15 B-3 – Is a fence constructed on the property line without expressed approval of the adjoining property owner a civil dispute that should

not involve the city removing the fence that is in violation? If it is a civil dispute, should the city impose a civil penalty?

- xvi. Retaining Walls
  - xvii. Bed and Breakfast Inns
  - xviii. Permanent Foundations
  - xix. Cannabis and Hemp Regulations
  - xx. Solar Energy Regulations
  - xxi. Multi-Unit Housing
    - 1. Page 18 Section 2.2 Definitions
      - a. Multiple Dwelling
        - i. Currently reads “Any dwelling of two (2) or more dwelling units.
        - ii. Should it read “Any dwelling of two (2) or more dwelling units on the same premises”?
  - xxii. Sediment and Erosion Control Measures
2. Discussed Ordinance 100 – Sewer Service Compliance
- a. Clarification in wording in item #3.
  - b. Addition of copy of the estimate required in item #4.
  - c. Clarification in item #5 to specify the effective date is from date of the inspection.
  - d. Additions to item #7:
    - i. Failure to complete corrective action within timeframe allowed is a civil penalty.
    - ii. Any property in violation of this ordinance for three months will have their water shut off until all repairs are completed.
  - e. Clarification in Subd. 8 #6 to specify effective date is from the date of the inspection.

***Motion by Commissioner Syvertson, second by Commissioner Klima to make the above ordinance change recommendations to the city council. Vote For: Unanimous. Motion Carried.***

Old Business: None

Open Discussion: None

***Motion by Commissioner Syvertson, second by Commissioner Klima to adjourn the meeting. Vote For: Unanimous. Motion Carried.***

Adjourn 7:50 pm