



**Meeting of the Planning Commission
Held at the Elk River City Hall
Tuesday, October 28, 2025**

Members Present: Chair Perry Beise, Commissioner Eric Johnson, Commissioner Robert Rydberg, Commissioner Dennis Booth, Commissioner James Zahler, Commissioner Dornan Bland, Commissioner Anthony Kaba

Members Absent: None.

Staff Present: Community Development Director Zack Carlton, Senior Planner Chris Leeseberg, and Sr. Administrative Assistant/Recording Secretary Jennifer Green

1. CALL MEETING TO ORDER

Pursuant to due call and notice thereof, the meeting was called to order at 7:29 p.m.

2. CONSIDER AGENDA

Moved by Commissioner Johnson and seconded by Commissioner Booth to approve the agenda. Motion carried 7-0.

3. CONSIDER MINUTES

Moved by Commissioner Johnson and seconded by Commissioner Booth to approve the following consent items as outlined in their respective staff reports. Motion carried 7-0.

3.1 DRAFT Minutes - September 23, 2025

4. PUBLIC HEARINGS

4.1 Ordinance Amendment: Reasonable Accommodation Appeal Process, City of Elk River

Mr. Carlton presented the staff report. The city initiated ordinance request would amend Chapter 2 of the City Code. Staff and the City Attorney would make the determination if an applicant meets the standards for reasonable accommodation. Any appeal that is denied would be reviewed by the City Council.

Commissioner Bland asked about the ramifications of not adopting this ordinance. Mr. Carlton stated there is the potential for discrimination lawsuits.

The Commissioners felt that the ordinance created the potential to force approvals and potential loop-holes. The Commission requested that the City Attorney attend a meeting to discuss the proposed ordinance amendment.

Chair Beise opened the public hearing.

Moved by Commissioner Johnson and seconded by Commissioner Booth to continue the Public Hearing to the November 25, 2025, Planning Commission meeting. Motion carried 7-0.

5. GENERAL BUSINESS

Commissioner Johnson asked if the Commission could discuss modifications to the Comprehensive Plan guidance with the closure of the Northstar train station. Commissioner Bland added that he would like to better define terms such as what constitutes a "small" multifamily project. This item will be added to a future work session.

6. COUNCIL LIAISON UPDATES

Mr. Carlton reviewed that the City Council passed the Variance for Spikes & Houles Feed, Seed, & Pet Supply with a five-foot Variance on the west side of the site and more space in the front of the building maintained for emergency vehicles.

The Twin Lakes Road PUD submitted by Pat Briggs was withdrawn and will be modified for review at a future meeting.

7. MOTION TO ADJOURN REGULAR MEETING

Moved by Commissioner Johnson and seconded by Commissioner Booth to adjourn the meeting. Motion carried 7-0.

The meeting adjourned at 7:46 p.m.

Minutes prepared by Katie Porath.



Perry Beise, Chair



Tina Allard, City Clerk