



Planning Commission

Tuesday, May 26, 2026

6:30 PM

Elk River City Hall

Regular Meeting & Work Session Agenda

- Regular meeting in Council Chambers
- Work Session meeting in Council Chambers immediately following regular meeting

1. CALL MEETING TO ORDER

2. CONSIDER AGENDA

3. CONSIDER MINUTES

3.1 DRAFT Minutes - April 28, 2026

4. PUBLIC HEARINGS

An opportunity for the public to express their opinions and raise questions pertaining to the agenda item. All comments become part of the official public record. For this reason, all comments must be made at the podium so they can be heard and recorded. Comments may also be provided in writing. There will not be deliberations, discussions, or answers to questions until the hearing is closed. It is important to be courteous and allow each presenter to comment before adding additional testimony.

4.1 Ordinance Amendment and Conditional Use Permit: Data Center, Michael Margulies - 19178 Industrial Blvd NW

4.2 Conditional Use Permit: Habitat for Humanity build site, ISD 728 - 900 School St NW

4.3 Ordinance Amendment: Oakwater Ridge PUD Standards Related to Signage, Capstone Homes

4.4 Ordinance Amendment: Business Park Zoning, Onyx Strategic Partners

4.5 Ordinance Amendment: Business Park Zone, Lift PT

5. GENERAL BUSINESS

Items in which the information is presented by city staff or consultants, then deliberation and action occur. General Business items are not opportunities to receive or provide public input. However, the presiding officer may, at its sole discretion, solicit public feedback.

5.1 Resolution 26-01: Approving the Sale of Public Property to O'Brien Holdings, LLC

6. COUNCIL LIAISON UPDATES

7. MOTION TO ADJOURN REGULAR MEETING

8. WORK SESSION

Work Sessions are less formal meetings to encourage dialog. Official action or votes are not typically taken. At the conclusion of a discussion, a simple consensus provides staff direction for execution of the item. This portion of the agenda is audio recorded but not video recorded or broadcast. Work Sessions are open to the public; however, visitors who wish to provide input must be invited by the presiding officer, assume a seat at the discussion table and provide their full name and address for the official record.

8.1 Concept Review: Subdivision and Commercial Development along Highway 10

9. MOTION TO ADJOURN

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity