



**Meeting of the Planning Commission
Held at the Elk River City Hall
Tuesday, April 28, 2026**

Members Present: Chair Perry Beise, Commissioner Eric Johnson, Commissioner Dennis Booth, Commissioner Dornan Bland, Commissioner Anthony Kaba, Commissioner James Lang, Councilmember Jennifer Wagner

Members Absent: Commissioner Robert Rydberg

Staff Present: Senior Planner Chris Leeseberg and Recording Secretary Katie Porath

1. CALL MEETING TO ORDER

Pursuant to due call and notice thereof, the meeting was called to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. CONSIDER AGENDA

Moved by Commissioner Johnson and seconded by Commissioner Booth to approve the agenda. Motion carried 6-0.

4. 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 6-0.

4.1 DRAFT Minutes - March 24, 2026

5. PUBLIC HEARINGS

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

Mr. Leeseberg presented the staff report.

Moved by Commissioner Johnson and seconded by Commissioner Booth to continue the public hearing to May 26, 2026. Motion carried 6-0.

6. GENERAL BUSINESS

There was no general business.

7. COUNCIL LIAISON UPDATES

Councilmember Wagner updated the Commission that the request by Sherburne County to change their land to Business Park zoning was approved at the last council meeting.

8. MOTION TO ADJOURN REGULAR MEETING

Moved by Commissioner Johnson and seconded by Commissioner Booth to adjourn the meeting. Motion carried 6-0.

The regular meeting adjourned at 6:32 p.m. Chair Beise called the work session to order at 6:32 p.m.

9. WORK SESSION

9.1 Concept Review: Ordinance Amendment for the Business Park, Lift PT - 11110 Industrial Cir NW

Mr. Leeseberg presented the staff report.

Chair Beise commented that the ordinance currently permits chiropractic as an accessory use.

Commissioner Bland asked why certain items have been removed from the ordinance. Mr. Leeseberg responded that gyms typically ask for taller ceilings.

Commissioner Kaba asked if six spots was sufficient parking. **Kelsey Fransen, applicant, owner of Lift PT**, responded that only one patient is seen at a time and there is limited staff on site, therefore six spots is more than enough.

The Planning Commission was supportive of the concept. Commissioner Johnson commented that staff should look into changing chiropractics as accessory use.

Councilmember Wagner asked if the item needed to also go to the City Council. Mr. Leeseberg will talk to the applicant and explain her options to have a concept review by the City Council or submit an application for an Ordinance Amendment.

10. MOTION TO ADJOURN

Moved by Commissioner Johnson and seconded by Commissioner Booth to adjourn the meeting. Motion carried 6-0.

The meeting adjourned at 6:41 a.m.

Minutes prepared by Katie Porath.



Perry Beise, Chair



Justin Dunford, City Clerk
