



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

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

Members Absent: Councilmember Jennifer Wagner

Staff Present: Community Development Director Zack Carlton 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 Rydberg 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 - June 23, 2026

5. PUBLIC HEARINGS

5.1 Conditional Use Permit: Data Center, Michael Margulies - 19178 Industrial Blvd NW

The staff report was presented.

The application has been withdrawn. No action is required from the Commission.

5.2 Preliminary Plat and Conditional Use Permit: Cornerstone Kia Expansion, Mississippi Highlands LLC - 17094 Vance St NW

The staff report was presented.

Commissioner Booth asked if the applicant is paying for the extension of Vance St NW. Mr. Carlton

stated that they would pay for the extension.

Commissioner Rydberg asked if external lighting standards have been updated since the Cornerstone dealership was first built. Mr. Carlton responded that ordinance requirements for lighting standards have not changed. Commissioner Rydberg commented that there are new styles of lighting that shine downward and use LED.

Chair Beise opened the public hearing.

Steve Rohlf, 12821 188th Ave, applicant, stated he has been going to city meetings for 44 years but this meeting is his last one.

Chair Beise closed the public hearing.

Moved by Commissioner Johnson and seconded by Commissioner Booth to recommend approval of the preliminary plat for Jabez Fourth Addition, subject to the following conditions:

- 1. Wetland boundaries identified on the plat will need to be updated after receiving a Notice of Decision.**
- 2. All existing utility easements must remain in place.**
- 3. The watermain shown on the preliminary plat is inaccurately shown and must be updated.**
- 4. If there are any proposed changes to the water service, they must be communicated to Elk River Municipal Utilities.**
- 5. The developer is responsible for connecting Vance Street and 170th Ave.**

Motion carried 6-0.

Moved by Commissioner Johnson and seconded by Commissioner Booth to recommend approval of the Conditional Use permit (CUP) authorizing expansion of the automobile sales operation at 17094 Vance St NW, subject to the following conditions:

- 1. Staff approval of all site, civil, landscaping, and utility plans.**
- 2. An encroachment agreement for the parking lot improvements proposed to be constructed over the drainage and utility easements must be approved by the city council prior to the issuance of building permits.**
- 3. All structures must remain outside of existing drainage and utility easements.**
- 4. Parking lot islands in accordance with Sec. 30-935 must be included in the final plans.**
- 5. Submit plans demonstrating compliance with the city's landscaping standards.**

Motion carried 6-0.

5.3 Interim Use Permit: Home Business (Salon), Stacey Cleveland — 10218 187th Ave NW

The staff report was presented.

Commissioner Rydberg verified that the permission to use the house as a commercial space followed the ownership and was not attached to the land. Mr. Carlton confirmed that the IUP would expire if the

owner moves and, if another salon owner wishes to use the space, they would need to apply for their own IUP.

Chair Beise opened the public hearing. There being no one to speak to this matter, Chair Beise closed the public hearing.

Commissioner Johnson asked if the houses surrounding the applicant were occupied for notification purposes. Mr. Carlton stated many of the homes in the area are occupied and notices were sent to homeowners within 500 feet of the residence.

Moved by Commissioner Johnson and seconded by Commissioner Booth to recommend approval of the Interim Use Permit with the following conditions:

- 1. The IUP will expire upon the sale of the property.**
- 2. Customer parking is only allowed on the private driveway.**
- 3. The building and business must meet Minnesota State Building Codes and the Minnesota Board of Cosmetology requirements.**

Motion carried 6-0.

5.4 Conditional Use Permit: Industrial Expansion with Overhead Doors, CDI Curbs - 17560 Tyler St NW

The staff report was presented.

Commissioner Lang left the meeting at 6:47 p.m.

Commissioner Rydberg stated, since CDI is located in an industrial area, there should not need to be as much emphasis on screening and landscaping.

Chair Beise opened the public hearing.

Steve Oliver, representing Mohagen Hansen, was available for questions.

Commissioner Johnson asked if Mr. Oliver had any issues with planting additional trees for screening. Mr. Oliver did not have issues with this request.

Chair Beise closed the public hearing.

Moved by Commissioner Johnson and seconded by Commissioner Booth to recommend approval of the Conditional Use Permit with the following conditions:

- 1. Additional year-round evergreen landscaping shall be planted along the north property line to screen the overhead doors and satisfy the screening standards set forth in Section 30-654.**
- 2. The CUP will not be recorded until the property lines have been adjusted to accommodate the proposed building site.**
- 3. Easements running along the existing property boundary must be vacated prior to building permit issuance.**

Motion carried 5-0.

5.5 Conditional Use Permit: Municipal Liquor Store, City of Elk River - 19417 Evans St NW

The staff report was presented.

Commissioner Lang returned to the meeting at 6:51 p.m.

Chair Beise opened the public hearing. There being no one to speak to this matter, Chair Beise closed the public hearing.

Moved by Commissioner Johnson and seconded by Commissioner Booth to recommend approval of the Conditional Use Permit as the standards set forth in Section 30-654 are satisfied. Motion carried 6-0.

6. GENERAL BUSINESS

There was no general business.

7. COUNCIL LIAISON UPDATES

Mr. Carlton stated that the City Council has agreed with the Planning Commission recommendation for a moratorium on data centers and will review a one-year moratorium at their August 3, 2026 City Council meeting.

8. MOTION TO ADJOURN

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

The meeting adjourned at 6:54 p.m.

Minutes prepared by Katie Porath.



Perry Beise, Chair



Justin Dunford, City Clerk