



**Meeting of the Planning Commission
Held at the Elk River City Hall
Tuesday, September 23, 2025**

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

Members Absent: None

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

1. CALL MEETING TO ORDER

Pursuant to due call and notice thereof, the meeting was called to order at 7:17 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 Booth and seconded by Commissioner Kaba to approve the following consent items as outlined in their respective staff reports. Motion carried 7-0.

3.1 DRAFT Minutes - August 26, 2025

4. PUBLIC HEARINGS

There were no public hearings.

5. GENERAL BUSINESS

5.1 Pat Briggs Planned Unit Development (PUD): Two 79-unit Apartment Buildings, Land Use Amendment, Zone Change, and Ordinance Amendment - 17379 Twin Lakes Rd NW

Mr. Carlton presented the staff report.

Staff noted that the applicant had increased their proposed parking from 1.63 parking spots per unit to 1.75 parking spots per unit. The Commission felt that the ratio was still too far below the standard 2.5 parking spots per residential unit. Commissioner Johnson added that, with the removal of the Northstar train station, more residents in this proposed development would need a vehicle. Adding a 158 unit development would also increase traffic in that area.

Commissioner Johnson commented that the newly submitted plan, which flipped the parking on the

site, would make the parking lot area closer to the residential homes and headlights would shine into their property.

Commissioner Rydberg commented on the speeds on Twin Lakes Road and shared safety concerns regarding extra vehicles, which did not fit in the parking lot, parking along that road.

The Commission agreed that changing the land use designation to Multifamily, allowing larger developments, was not appropriate for the community.

Moved by Commissioner Bland and seconded by Commissioner Johnson to recommend denial of the proposed land use amendment, changing the Comprehensive Plan guidance from Mixed Residential to Multifamily, for not meeting the needs of the Comprehensive Plan. Motion carried 7-0.

Moved by Commissioner Johnson and seconded by Commissioner Kaba to recommend denial of the proposed zone change, changing the zoning from FAST (D) to Planned Unit Development (PUD). Motion carried 7-0.

Moved by Commissioner Johnson and seconded by Commissioner Zahler to recommend denial of an ordinance outlining the development standards for a residential Planned Unit Development based on the zone change not taking place. Motion carried 7-0.

The item will come to the City Council meeting on October 20, 2025.

5.2 Resolution 25-01: City Purchase of Property for Retail Purposes

Mr. Carlton presented the staff report.

The Commission did not share any concerns.

Moved by Commissioner Johnson and seconded by Commissioner Zahler to adopt Planning Commission Resolution 25-01 finding the purchase of a portion of Lot 1, Block 2 and all of Lot 2, Block 2, Hillside Crossing to be consistent with the Elk River Comprehensive Plan. Motion carried 7-0.

5.3 Resolution 25-02: City Purchase of Property for a Future Fire Station

Mr. Carlton presented the staff report.

The Commission did not share any concerns.

Moved by Commissioner Johnson and seconded by Commissioner Booth to adopt Planning Commission Resolution 25-02 finding the purchase of a portion of PID 75-00134-2200 (809 Jackson Ave) to be consistent with the Elk River Comprehensive Plan. Motion carried 7-0.

Commissioner Johnson asked if the remaining parking met the needs of the church. Mr. Carlton stated that the parking lot would be reorganized once plans were prepared.

6. COUNCIL LIAISON UPDATES

Councilmember Wagner gave an update on the Variance for Jennifer Belde presented at the September 15, 2025, City Council meeting. The Council continued the discussion to their October 6, 2025, meeting to review accessibility needs.

7. MOTION TO ADJOURN

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

The meeting adjourned at 7:52 p.m.

Minutes prepared by Katie Porath.



Perry Beise, Chair



Tina Allard, City Clerk