



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Minutes – Wednesday, September 3, 2025 – 6:30 p.m.**

1. Call to Order

Chair Bjorum called the regular meeting of the Planning Commission to order at approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.

2. Roll Call

At the request of Chair Bjorum, City Planner Thomas Paschke called the Roll.

Members Present: Chair Erik Bjorum, Vice-Chair Pamela Aspnes, and Commissioners Tammy McGehee, Steve Cyra, and Erin Lynch.

Members Absent: Commissioners Allison Campbell Jensen and Jon Barstad

Staff Present: City Planner Thomas Paschke, Community Development Director Janice Gundlach, and Senior Planner Bryan Lloyd.

3. Approve Agenda

MOTION

Member McGehee moved, seconded by Member Aspnes, to approve the agenda as presented.

Ayes: 5

Nays: 0

Motion carried.

4. Public Comment

None.

5. Review of Minutes

a. August 6, 2025, Planning Commission Regular Meeting

MOTION

Member McGehee moved, seconded by Member Lynch, to approve the August 6, 2025, meeting minutes.

Ayes: 5

Nays: 0

Motion carried.

6. Communications and Recognitions:

- a. From the Commission or Staff:** *Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process.*

None.

7. Public Hearing

- a. Minor Plat at 2035 Twin Lakes Parkway (PF25-014)**

Chair Bjorum noted that this item would not be discussed because it was scheduled to be moved directly to the city council meeting sometime in September.

City Planner Paschke explained that once the applicant completes the proposal, it will be scheduled for a city council meeting, and then a public notice will be issued for that meeting.

- b. Request by Flor Preciosa LLC to allow a Cannabis Combination Business, to include retail, as a Conditional Use at 2730 Snelling Avenue (PF25-013)**

The applicant withdrew this item for consideration.

8. Business

None.

9. Commission Direction on Commission Member-Initiated Agenda Items

- a. Accessory Structure Wall Height and Overall Height Maximums**

Chair Bjorum explained that Member Cyra requested that this item be reviewed by the Commission to see if further discussion is needed at a future meeting.

Community Development Director Gundlach outlined the process for discussing and making decisions on the issue.

Member Cyra provided an overview of the issue, including historical background and concerns with the current code. He reviewed the memo he sent to the Planning Commission regarding his reasons for requesting further discussion on this topic, including the 9-foot maximum wall height and overall building height limit for accessory structures on residential properties. He felt there was an unclear original rationale for a 9-foot max wall height.

Member Cyra discussed the unclear original reason for the nine-foot wall height limit and its inconsistency with broader code logic. He pointed out the conflict with other allowed uses and how it compares to neighboring cities. He also noted the overly restrictive height limit and the obscure measurement method used.

Member McGehee and Mr. Paschke discussed the practical implications and design standards for accessory structures.

Member McGehee expressed concerns about how taller structures might affect nearby properties and emphasized the need for design standards.

Member Aspnes recommended gathering related issues for a thorough discussion.

Member Cyra discussed the possible need for changes to the code and the implications for accessory dwelling units.

Member Lynch requested clarification on accessory dwellings in relation to the size of new trucks and whether this topic had been previously discussed.

Members McGehee and Aspnes indicated the use of variances and the Variance Board to submit requests for structure height deviations from standard Code requirements.

MOTION

Member McGehee, seconded by Member Aspnes, to not bring this item forward to a future Planning Commission meeting for discussion.

Ayes: 3 (McGehee, Aspnes, Bjorum)

Nays: 1 (Cyra)

Abstain: 1 (Lynch)

Motion carried.

Chair Bjorum thanked Member Cyra for bringing the issue forward and reiterated the existing variance process for addressing such issues.

10. Adjourn

MOTION

Member Aspnes, seconded by Member McGehee, to adjourn the meeting at 7:10 p.m.

Ayes: 5

Nays: 0

Motion carried.