

PLANNING AND ZONING COMMISSION

THE CITY OF LONG PRAIRIE

Tuesday, March 24th, 2026

The meeting of the Planning and Zoning Commission was called to order by Chairman Klick at 5:00 p.m. at City Hall. Present were Bob Klick, Doug Becker, Jim Kreemer, Joey Harris, Gary Larsen was absent. Also present: Steve Jones from Source Well, Regina Eickhoff, Jane Eickhoff, Gene Eickhoff and Aaron Eickhoff.

Doug made a motion to approve the minutes from the February 25, 2026 meeting with no corrections. Joey 2nd, motion approved unanimously.

Chairman Klick called the Public Hearing on Rezoning two parcels from a R-1 to a C-2 at 5:02 p.m. The rezoning was called for by the commission these are the only 2 parcels in the area that are residential all others are Commercial.

Owners from 630 Lake street S were present. They want the property to stay R-1 instead of C-2. It is a house they rent out. They feel that it would be easier for them to sell if it was R-1 instead of C-2. They also thought taxes would be more if it was C-2.

They had questions on the street that comes off 1st street South to the house. Mn DOT closed off the street on the highway side to the house, and who is responsible for the maintenance and snow plowing.

The rezoning of these properties was brought on by the Planning Commission. These are the only 2 properties in this area zoned R-1 and rezoning them would keep with the Comprehensive Plan.

Public Hearing closed at 5:25 p.m.

After some discussion by the Committee Jim made a motion to table until next meeting, until information on the road is reviewed. Joey 2nd. Steve looked it up on GIS and it is a city street. After more committee discussion Jim rescinded his motion and Joey rescinded his 2nd. Doug motioned to rezone parcel 36-0112500 to C-2, Joey 2nd. Motion passed unanimously.

New Business:

Steve talked about an Industry in city limits wanting to install solar panels to offset the cost of the utility. Our present codes do not address solar panels. In the absence of ordinance language prohibiting or regulating solar specifically the city may reasonably interpret on-site solar as an accessory to a permitted use.

Doug made a motion that: "Based on the zoning ordinance's definition of accessory use and the fact that the proposed installation is incidental and subordinate to the existing permitted use, and meets all applicable dimensional standards, the City determines that installation may proceed as an accessory use and does not require further action by the Planning Commission and can be handled at the staff level." Joey 2nd the motion, motion passed unanimously.

Joey then made a motion for Steve to prepare a Solar Ordinance for review at a future meeting. Doug 2nd and motion passed unanimously.

Discussion on the County Parking Lot and a possible County sale. If the sale was to take place it would be a nonconforming, and would need a C.U.P. Steve will talk with the County Coordinator about the county's options on this.

Old Business:

The Rental Code has been reviewed by the City Attorney with changes made. Discussion on the cost of this with inspections and the administrative part of it. With the number of rental units in the city it could take 3 years to get through the first round of inspections. It would possibly require two inspectors and part time administration position to make it work. Steve will go through this with Candace so the city is aware of the costs.

Steve discussed Candace and himself going around the city in the next couple of weeks. This would be to look at ordinance violations.

Being no further business Joey made a motion to adjourn. Doug 2nd motion passed unanimously. Meeting adjourned at 6:40 p.m.

Respectfully submitted,

Jim Kreemer, Secretary