

PLANNING AND ZONING COMMISSION

THE CITY OF LONG PRAIRIE

Tuesday, April 28th, 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 and Gary Larsen. Joey Harris was absent. Also present: Steve Jones from Source Well and Carlos Mendez.

Doug made a motion to approve the minutes from the March 24, 2026 meeting with no corrections. Gary 2<sup>nd</sup>, motion approved unanimously.

New Business:

Call for a Public Hearing on 5/26/26 at 5:00 p.m. for a Rezone and Preliminary Plat for Randy Mechels. The property is along 4<sup>th</sup> Avenue NE to Rezone from agriculture to Residential. Motion by Jim to call for the Public Hearing. Doug 2<sup>nd</sup>, motion passed unanimously.

Call for a Public hearing on 5/26/26 at 5:00 p.m. for Rodriguez CUP. Richardo Rodriguez wants to operate a vehicle, small engine repair business within existing accessory structures at 427 Lake Street South. The property is zoned C-2 Commercial. Doug made a motion for the Public Hearing on the CUP and Gary 2<sup>nd</sup>. Motion passed unanimously.

Call for a Public Hearing on 5/26/26 at 5:00 p.m. to consider a proposed ordinance on amending the Long Prairie Zoning Code to establish regulations for solar energy systems within the city. Doug made the motion, Gary 2<sup>nd</sup> and motion passed unanimously.

Review a Flag lot Parcel #36-012055 in the West Addition. The Flag lot is accessible by an easement and the owner wants to build on the parcel. After discussion, Doug made a motion that the subject parcel meets the intent of the zoning ordinance regarding access based on the presence of a recorded easement. And consideration that the applicant intends to construct and improved driveway access that would allow access by emergency vehicles. Gary 2<sup>nd</sup>, motion passed unanimously.

Review Annual City Inspections. Candace and Steve found 14 properties that letters were sent to that had deficiencies to take care of. Letters were sent with the actions needed to remedy the deficiencies and the allowed time frame.

Call for a Public hearing on a CUP for the Chavez property to add 4 more Apartments. Doug made a motion for a Public hearing on 5/26/26 at 5:00 p.m., Jim 2<sup>nd</sup>. Motion passed unanimously.

Steve discussed a meeting to be held 5/6/26 with R-Way and the County on a possible sale of the downtown building to R-Way. R-Way would own the whole block if it goes through. R-Way would have to apply for a CUP for the expansion.

Old Business:

Review Rental Registration Ordinance. Change inspections to every 2 years not 3. This will go to the City Council, IF approved than a Public Hearing will be called for.

Update on the Hildago CUP discussion with owner on plumbing and electrical that was done without a permit. It needs to all be redone and brought up to code. Owner is deciding how to proceed with this.

Being no further business Doug made a motion to adjourn. Gary 2<sup>nd</sup> motion passed unanimously. Meeting adjourned at 6:04 p.m.

Respectfully submitted,

Jim Kreemer, Secretary