

PLANNING AND ZONING COMMISSION

THE CITY OF LONG PRAIRIE

Tuesday, May 26, 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, Gary Larsen and Joey Harris. Also present: Steve Jones from Source Well, Douglas Schmidt, Scott Thomas, Randy Mechels, Leah Wolkon TCDC, Juan Chavez, Isela Guzman, Ricardo Rodriguez and Robert Stein.

Gary made a motion to approve the minutes from the April 28, 2026 meeting with no corrections. Doug 2nd, motion approved unanimously.

Old Business: Review update on Rental Registration Ordinance. Discussion on Ordinance and Registration process. This will go to the City Council on Wednesday, May 27, 2026 for approval.

Discussion on R-Way possible expansion. It is considered light Industrial. They have been operating in the same building for a long time. If the sale goes through, they would possibly expand. If that happens, they would need to apply for a CUP. Joey made a motion that they are classified as light industrial. Jim second the motion, it passed unanimously.

New Business: Public Hearing called at 5:08 p.m. to rezone parcel #36-0001302 from A-0 to R-1. Randy Mechels wants to sell lots for Residential building. This is along 4th Avenue SE on the south side of the street. Consistency with Comprehensive plan, it is compatible with surrounding uses. It does not affect Public Safety, health or general welfare and will support orderly growth. The rezoning represents a logical transition of land from agricultural use to residential development. City services include water, sanitary sewer and public streets are available. Preliminary plat findings conform with subdivision regulations. There is adequate infrastructure. Lot lay out is accepted with subdivision design standards. It is consistent with the comprehensive plan. Randy Mechels said that there could be more lots but cost would be prohibitive as they would need roads, water and sewer. Closed Public Hearing at 5:18 p.m. Doug made motion to approve the rezone, Joey 2nd motion and it passed unanimously. Doug made a motion to approve the preliminary plat with conditions, (see attached) and Gary 2nd, motion passed unanimously.

Public Hearing called at 5:22 p.m. for a CUP to add 4 1-bedroom apartments to an existing building that has a retail store, event center and 4 current apartments. Juan Chavez spoke about the size of the apartments. He has plenty of parking on and off site. No comments for Public. Public Hearing closed at 5:27 p.m. Gary made a motion to approve the CUP with 15 conditions. (See attached) Joey 2nd and motion passed unanimously.

Public hearing called at 5:32 on a CUP for Ricardo Rodriguez at 427 Lake Street South to operate a vehicle, small engine and appliance repair business within the existing structures. Property is zoned C-2 (General Commercial District). Public comments concerns with extra traffic and vehicle noise. Next door property owner concerns with parking on his property as lot line is really close to buildings. Also, concerns about vehicles being stored outside for extended periods of time. Steve went over the 20 conditions placed on the CUP. Ricardo said they would all be followed. Public Hearing closed at 5:47 p.m. Joey made a motion

to approve the CUP with the 20 conditions, (see attached). Gary 2nd the motion. On a roll call vote Klick, Larson, Harris voted yes. Becker and Kreemer voted no. Motion passed.

Public Hearing called at 5:51 p.m. for recommendation of the proposed Solar System Ordinance. The Ordinance covers setbacks and compatibility, agricultural protection, vegetation management, decommissioning, safety and compliance and glared aviation. This is for a roof mount and ground mount systems. It will cover residential and commercial systems. There was no public comment. Closed Public Hearing at 5:58 p.m. Doug made a motion to recommend that the City Council adopt the proposed ordinance amending the Long Prairie Zoning code to establish regulations for solar energy systems. Including residential, commercial/industrial and utility scale solar energy systems as presented. Jim 2nd motion, and it passed unanimously.

Other Discussion: St. Mary's project starting. Louise Hildago building, still working to comply with CUP to get permits. Steve also discussed the Ordinance Violations given out when he and Candace canvassed the town.

Being no further business Doug made a motion to adjourn. Joey 2nd motion passed unanimously. Meeting adjourned at 6:08 p.m.

Respectfully submitted,

Jim Kreemer, Secretary