

Members Present: Commissioners Petersen, Patrick, Goedker, Wynn, Zender, and Hart;
Mitch Hinnenkamp, Sourcewell; Samantha Wodarz, Utility Billing Clerk

Members Absent:

1. Call Regular Meeting to Order

Chairperson Patrick called the meeting to order at 6:00 P.M.

2. Pledge of Allegiance

Chairperson Patrick led with the Pledge of Allegiance.

3. Additions Deletions to the Agenda

None

4. Open Forum

None

5. Approval of Minutes

A. July 21st, 2025, Regular Meeting

MOTION BY COMMISSIONER WYNN AND SECONDED BY COMMISSIONER PETERSEN TO APPROVE THE MINUTES. VOICE VOTE: THOSE VOTING AYE: COMMISSIONERS PETERSEN, WYNN, PATRICK, ZENDER, GOEDKER AND HART. THOSE VOTING NAY: NONE. MOTION CARRIED.

6. Public Hearing(s)

A. Corrier Rezone Request 2025-3 (22 4th St NW)

MOTION BY COMMISSIONER PETERSEN AND SECONDED BY COMMISSIONER ZENDER TO OPEN THE PUBLIC HEARING. VOICE VOTE: THOSE VOTING AYE: COMMISSIONERS PETERSEN, WYNN, PATRICK, ZENDER, GOEDKER AND HART. THOSE VOTING NAY: NONE. MOTION CARRIED.

i. Rezone of a parcel split between R-1 and Industrial to R-1

Patrick went over the parcel that has been used as a residential home, that is in the Industrial District; because they are in the Industrial District they have to adhere to stricter ordinances and setbacks.

Hinnenkamp added that the City has requested this zoning change, as the owner of the property, the applicant, put in a request to put on a deck on the property.

Being in the industrial zone, they will have to jump through hoops to get this deck on. The future land use map does state that this parcel will be converted to an urban residential, and part of the parcel is in the R1 district already.

Commission approved the proposed findings of fact.

MOTION BY COMMISSIONER WYNN AND SECONDED BY COMMISSIONER GOEDKER TO REZONE THE PROPERTY BASED ON THE FINDING OF FACT HERE IN AND UNCHANGED. VOICE VOTE: THOSE VOTING AYE: COMMISSIONERS PETERSEN, WYNN, PATRICK, ZENDER AND GOEDKER. THOSE VOTING NAY: NONE. MOTION CARRIED.

Hinnenkamp added this motion is a recommendation to the City Council.

MOTION BY COMMISSIONER WYNN AND SECONDED BY COMMISSIONER PATRICK TO CLOSE THE PUBLIC HEARING. VOICE VOTE: THOSE VOTING AYE: COMMISSIONERS PETERSEN, WYNN, PATRICK, ZENDER, GOEDKER AND HART. THOSE VOTING NAY: NONE. MOTION CARRIED

7. New Business

A. Crow Wing County Parcel Consolidation Project.

Hinnenkamp said that Crow Wing County is pushing parcel consolidation, with structures crossing over property lines. He used the example of a property with 4 parcels with buildings/structures expanding across them; the purpose of this would be that there would be one property tax statement versus four. There will be no cost to the residents; this is an administrative thing at the county level.

8. Old Business

A. Mixed Use Zoning District

i. Nisswa Architectural Standards

Hinnenkamp had attached the Nisswa Architectural Standards per the request of the commissioners from the last meeting. Crosby really does not have anything stated for Architectural Standards, if they make significant changes like this, it will be part of the new comprehensive plan, subcommittees will be formed, and the public will have opportunities to state their opinions. It is good reading material.

With the mixed-use zoning district, Hinnenkamp prepared a draft ordinance and made a few changes that the commissioner requested from the last meeting; he

Being in the industrial zone they will have to jump through hoops to get this deck on. The future land use map does state that this parcel will be converted to an urban residential, also part of the parcel is in the R1 district already.

Commission approved the proposed findings of fact.

MOTION BY COMMISSIONER WYNN AND SECONDED BY COMMISSIONER GOEDKER TO REZONE THE PROPERTY BASED ON THE FINDING OF FACT HERE IN AND UNCHANGED. VOICE VOTE: THOSE VOTING AYE: COMMISSIONERS PETERSEN, WYNN, PATRICK, ZENDER AND GOEDKER. THOSE VOTING NAY: NONE. MOTION CARRIED.

Hinnenkamp added this motion is a recommendation to the City Council.

MOTION BY COMMISSIONER WYNN AND SECONDED BY COMMISSIONER PATRICK TO CLOSE THE PUBLIC HEARING. VOICE VOTE: THOSE VOTING AYE: COMMISSIONERS PETERSEN, WYNN, PATRICK, ZENDER, GOEDKER AND HART. THOSE VOTING NAY: NONE. MOTION CARRIED

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With the mixed-use zoning district Hinnenkamp prepared a draft ordinance and made a few changes that the commissioner requested from the last meeting; he

went over them. Hinnenkamp addressed the commissioners; if the mixed-used ordinance looks good to them as written, he will present it to the Council at their next meeting. The commissioners were all in agreement. If the Council is okay with it, they can move forward with the process.

B. Multifamily Dwellings and the CBD

Hinnenkamp made a few changes to the wording and included the following two options for the name of the new multifamily/commercial zoning district.

- i. Commercial-Linked Housing
- ii. Dwelling, subordinate to Commercial

They did prefer the name Commercial-Linked Housing.

C. Ordinance Subcommittee Update

Hinnenkamp stated that they are planning to meet next Monday before the council meeting. The meeting will consist of prioritizing what needs to be addressed first and getting a schedule in place.


11. Staff Report

Mitch stated that permitting has slowed down, there are a few people that are coming back with projects that they have started, and there are a few variances that might be heading their way.

12. Commissioner's Questions/Comments

13. Adjournment

MOTION BY COMMISSIONER PATRICK AND SECONDED BY COMMISSIONER WYNN TO ADJOURN AT 6:47 P.M. A VOICE VOTE: THOSE VOTING AYE: COMMISSIONERS PETERSEN, WYNN, PATRICK, ZENDER AND GOEDKER MOTION CARRIED.



Troy Patrick, Chairperson



Samantha Wodarz, Utility Billing Clerk