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**The meeting was held in-person, participation via Zoom was not available.**

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6 **1. CALL TO ORDER** – Chair Kris Kopitzke called the meeting to order at 7:00 pm.

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8 **2. PLEDGE OF ALLEGIANCE**

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10 **3. ROLL CALL** – Present: Justin Sykora, Kris Kopitzke, Alison Miller, Chris Bursack, Kuchen Hale, Doug  
11 Parker, Kate McGinn, Christian Dawson. Absent was Sally Doherty (excused). A quorum was present.

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13 **ALSO IN ATTENDANCE** – City Administrator Ron Moorse, Council member Annie Perkins, City Planner  
14 Emily Herald.

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16 **4. APPROVAL OF AGENDA** –  
17 **Motion/Second Parker/Sykora to approve the agenda for the January 5, 2026 Planning Commission**  
18 **meeting. Passed 8-0.**

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20 **5. APPROVAL OF MINUTES** –  
21 **Motion/Second Parker/Bursack to approve the minutes of the December 1, 2025 Planning Commission**  
22 **meeting. Passed 6-0-2 (Hale, Dawson abstain).**

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24 **6. REPORTS AND PRESENTATIONS**  
25 None

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27 **7. PUBLIC HEARINGS**

28 A. Landspec 5 Afton Preliminary Plat, Vacation of Easements and street ROW Lot combination and CUP at  
29 300 and 377 Maple Court

30 Chair Kopitzke opened the public hearing at 7:04 pm.

31 Emily Herold, City Planner provided a summary of the suite of applications which consist of  
32 requests for a preliminary plat, street vacation, and Conditional Use Permit (CUP) – in order to construct a  
33 125,600 ft<sup>2</sup> multi-tenant business park building on the southeast corner of Hudson Road S and Manning Avenue  
34 S. To prepare the land for the proposed use, the applicant is proposing for the two subject properties of 300  
35 Maple Court S and 377 Maple Court S to be combined into one lot, and Maple Court S to be shortened to the  
36 northeast to create more buildable area on the combined property. Additionally, a small outlot would be created  
37 on the eastern edge of the southwestern abutting parcel (501 Manning Avenue S) to address the encroachment  
38 of residential accessory structures on the subject property.

39 Applicants’ Joe Raddick of Contour Civil development; Luke Appert of Landspec Properties; and Mark  
40 Young Crossroad Properties were present to answer questions. The project is for small bay industrial users  
41 similar to one just completed in Lake Elmo.

42 There were no other public comments.

43 **Motion/second Parker/Dawson to close public hearing. Passed 8-0.**

44 Hearing closed at 7:15pm.

45 The Planning Commission discussed the plat and the street vacation first. There was short discussion on this  
46 application and did not express any major concerns with the project; Commissioner Sykora did recommend  
47 amending the landscaping plan to include more locally native, context-specific tree species.

48 Brief discussion was held on the zoning and also on the secondary septic locations.

49  
50 **Motion/Second Bursack/Hale to recommend approval of the preliminary plat and the vacation of street**  
51 **easements with added condition that the applicant provide a revised landscaping plan to include native**  
52 **context-specific tree species. Passed 8-0.**

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55 The Planning Commission briefly discussed the Conditional Use Permit and the uses.

56 The applicants indicated that they no longer want to incorporate a handful of uses into the CUP request that  
57 were originally proposed.

58 **Motion/Second Sykora/ Bursack to recommend approval of the proposed Conditional Use Permit with**  
59 **findings and conditions recommended, with the removal of the following uses: data center, laboratory**  
60 **(medical/dental), laboratory (research/development), and ground-mounted community solar energy**  
61 **system. Passed 8-0.**

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64 **8. NEW BUSINESS**

65 None

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67 **9. OLD BUSINESS -**

68 A. Draft Ag Conservation Development Ordinance  
69 The Ag Preservation Committee will be meeting on January 12 to discuss.

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71 B. Update on City Council Actions  
72 Administrator Moore provided a summary of the December 16, 2025 Council meeting.

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74 **10. ADJOURN –**

75 **Motion/Second Sykora/Hale to adjourn. Passed 8-0.**  
76 Meeting adjourned at 8:10 pm.

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81 Respectfully submitted by:

82  
83 JY  
84 Julie Yoho, City Clerk

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87 To be approved on  
88 January 5, 2025 as (check one): Presented: \_\_\_\_\_ or Amended: \_\_\_\_\_

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