

MINUTES
SPECIAL COUNCIL WORK SESSION
ZONING REVISION
MAY 28, 2025

1. CALL TO ORDER

The work session was called to order at 6:00 p.m.

2. ROLL CALL

Members present: Mayor Jennings and Council Members Anderson, Eckland, Ottum, Wischmeier. Also present were City Administrator Holl and City Planner Johnson

3. DISCUSSION TOPICS

Code Revision Budget Discussion – City Planner Johnson provided a history on how the City zoning ordinance revision started noting that there was a budget amendment back in 2023 where Council approved to move forward with the task of re-writing the zoning chapters. Johnson explained that she has been working on the chapters since 2023. Since that time, she has not received any rate increases and informed the Council that she has exceeded her budget. Johnson noted that while the zoning chapters have been drafted, she recommended budgeting \$12,000.00 to complete the full code. Council discussed the contract with WSB, the budgeting process, and the staff transition issues within Kennedy & Graven. City Administrator Holl presented the budget for discussion and to clarify where the funds would be sourced. Council discussed pausing the project to allow for proper budgeting of the additional costs, noting that several unexpected expenses this year have placed strain on the current budget.

Council directed Staff to review the contract with Kennedy & Graven and to research any costs the City may have incurred in bringing the new City Attorney up to speed on the zoning revisions. Council directed Staff to compile data on the revenue and expensed for the escrow accounts.

M (Marina) District Discussion – Johnson stated that the M district refers to only the marinas. The discussion focused on clarifying and expanding the permitted and conditional uses in the Marina District. Permitted uses currently include marinas, yacht clubs, boat sales, rentals, storage, and launching. It was noted that some marinas also engage in retail sales, such as sunscreen, apparel, and boat accessories, as well as service-related activities, which should be explicitly included. The group continued discussion to clarify the distinctions between conditional uses, permitted uses, and accessory uses to ensure the code is clear and accurately reflects intended uses.

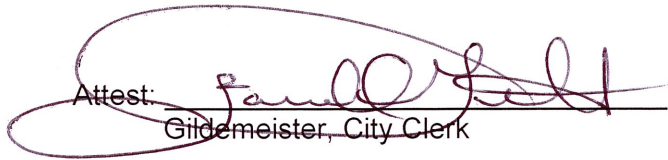
Discussion shifted to accessory dwelling units (ADUs) and recent legislative action by

the State of Minnesota requiring municipalities to allow this type of accessory structure. Johnson provided clarification on the ADU's and acknowledged that including this in the zoning ordinance would meet the soon to be state requirements.

Lastly, Johnson provided samples of impervious surface language from surrounding communities for Council review. Council briefly talked about impervious pavers and agreed to pursue updates to the code pertaining to impervious surfaces.

ADJOURNMENT

The meeting adjourned at 7:49 p.m.

Attest: 
Gildemeister, City Clerk


Jennings, Mayor