

Approved 10/15/2025

**Lanesboro Planning and Zoning Commission
Regular Meeting Minutes
Wednesday, September 17, 2025 – 6:00 p.m.
Lanesboro Community Center Meeting Room**

Members Present:

☒ Aaron Gage ☐ Jeff Lepper ☒ Jonathan Levine ☒ Alicia Pearson ☒ Michael Seiler

Staff:

☒ Mitchell Walbridge ☒ Darla Taylor

Guests: Rick Lamon, Cheryl Lamon, Luis Hummel, Brian Roelofs, Suzanne Roelofs

Regular Meeting Minutes

Member Seiler called the regular meeting to order at 6:00 p.m.

A. Agenda Approval: City Administrator Walbridge requested that an interim use permit application for parcel ID 190259000 be added to New Business. Member Pearson requested that Wildlife Feeding Restrictions be added as Continued Business. Member Pearson entered a motion to approve the agenda with the requested additions; Member Levine seconded the motion. Motion carried with all in favor.

B. Public Comments:

- Rick and Cheryl Lamon commented on a plat design for property they own on Auburn Avenue South. The commission encouraged the property owners to work with city staff to pursue the development process should they want to move forward with a development plan. Rick commented that he is not agreeable to the current development agreement template that the City uses.

C. Consent Agenda:

- a. Minutes of Regular Meeting, August 20, 2025
- b. Annual Sidewalk Permit – 5th Sun Gardens, LLC
- c. Building Permit Application – Parcel ID 190305000
- d. Building Permit Application – Parcel ID 190269010

Member Pearson entered a motion to approve the Consent Agenda; Member Seiler seconded the motion. Motion carried with all in favor.

Continued Business

A. Wildlife Feeding Restrictions – Deer and Similar Animals: Member Pearson stated the city council did not advance the drafted ordinance that was recommended by the Planning and Zoning Commission. Member Seiler entered a motion to table discussion on the topic indefinitely; Member Levine seconded the motion. Motion carried with all in favor.

New Business

A. 5th Sun Gardens, LLC – Zoning Endorsement for Cannabis Application: Fillmore County received a cannabis micro business application from Fifth Sun Gardens. As part of the application review, Fillmore County needs local zoning approval for the application. Administrator Walbridge stated that he reviewed the Downtown Commercial (C-1) Zoning District code with Attorney O’Koren and the microbusiness falls into permitted use for the district. Member Seiler entered a motion to refer zoning district approval to the Fillmore County Auditor’s Office; Member Pearson seconded the motion. Motion carried with all in favor.

B. Review Permit Fee Schedule: Administrator Walbridge shared the current fee schedule permits and services that run through the city’s zoning department. Administrator Walbridge asked the commission to review the fee schedule as the commission should recommend any changes for 2026 to the city council by the end of 2025. Member Seiler entered a motion to table discussion; Member Gage

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seconded the motion. Administrator Walbridge stated he would obtain surrounding communities' fee schedules for comparison for the next meeting. The motion carried with all members voting in favor.

C. Consider Public Hearing for City of Lanesboro Comprehensive Plan: The steering committee for the comprehensive plan project has reviewed a revised draft. The current draft is ready for public and commission review. Administrator Walbridge stated a public hearing is a requirement prior to the amended plan's adoption. Member Seiler entered a motion to call for a public hearing on October 15, 2025, at 6:00 p.m.; Member Gage seconded the motion. The motion carried with all in favor.

D. Interim Use Permit – Parcel ID 190259000: Sparrow Valley Properties, LLC applied for an interim use permit to temporarily allow six short-term lodging units at 505 Parkway Avenue South. The property is zoned R-3 Business Residential District, which does not list short-term lodging as permitted use. Administrator Walbridge explained that the property owner is trying to correct cash-flow for its development project, which is why the temporary permit is being sought. The Minnesota Department of Health and the City could not issue a lodging license unless zoning conditions are met. Member Gage entered a motion to call for a public hearing, a required process, to consider an interim use permit; Member Pearson seconded the motion. Members discussed the previous ordinance and code violations at the property, to which Administrator Walbridge stated he worked with the property owner to correct as many as possible since a letter of correction was sent. Following discussion, the motion carried with all members voting in favor.

Next Meeting: Wednesday, October 15, 2025 at 6:00 p.m.

Member Seiler entered a motion to adjourn the meeting; Member Pearson seconded the motion. Motion carried with all in favor. The meeting adjourned at 6:38 p.m.

Respectfully submitted,

Mitchell Walbridge
City Administrator/Clerk

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