

Lanesboro Planning and Zoning Commission
Regular Meeting Minutes
Wednesday, April 15, 2026 – 6:00 p.m.
Lanesboro City Council Chambers

Members Present:

Aaron Gage Jeff Lepper Jonathan Levine Alicia Pearson Michael Seiler

Staff:

Mitchell Walbridge Darla Taylor

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

Public Hearing: Simple Lot Split Application for Parcel ID 190398100 (811 Auburn Avenue South)

Member Seiler called the public hearing to order at 6:01 p.m.

Rick Lamon provided comments that he is favor of the lot split and that he feels that progress on meeting requirements of the application have gone well.

Member Seiler closed the public hearing at 6:04 p.m.

Public Hearing: Conditional Use Permit Application for Parcel ID 190205000 (109 Elmwood Street East)

Member Seiler called the public hearing to order at 6:04 p.m.

Michelle Leon provided comments that she is the applicant, and they have remained in compliance with Airbnb rules within the city. They have experienced some imposition with the use of the dwelling as a residence due to its construction. They would like to have four bedrooms utilized as short-term vacation unit use throughout the dwelling.

Member Seiler closed the public hearing at 6:07 p.m.

- A. Agenda Approval:** A motion was made by Member Pearson to approve the agenda; Member Levine seconded the motion. All members voted in favor; motion carried.
- B. Appoint Commission Chairperson for 2026:** A motion was made by Member Lepper to appoint Michael Seiler as chairperson of the commission for 2026; Member Levine seconded the motion. All members voted in favor; motion carried.
- C. Appoint Commission Vice Chairperson for 2026:** A motion was made by Member Levine to appoint Jeff Lepper as vice chairperson of the commission for 2026; Member Seiler seconded the motion. All members voted in favor; motion carried.
- D. Public Comments:** No public comments were shared.
- E. Consent Agenda:**
 - a. Minutes of Regular Meeting, December 17, 2025**
A motion was made by Member Lepper to approve the Consent Agenda; Member Pearson seconded the motion. All members voted in favor; motion carried.

New Business

- A. Consider Simple Lot Split Application for Parcel ID 190398100 (811 Auburn Avenue South):**
Zoning Administrator Walbridge explained that Richard and Cheryl Lamon submitted a simple lot split application to split their property at 811 Auburn Avenue South into two lots. The proposed lot to be created would be landlocked, so Administrator Walbridge recommended approval be contingent upon the receipt of a private utility service easement for both water and sewer services and an access easement as the parcel would be landlocked. Having these contingencies would be adequate to have the City Council waive the ingress and egress requirements established by City Ordinance § 151.21(E)(5). A motion was made by Member Seiler to recommend the City Council approve the application; Member Lepper seconded the motion. Administrator Walbridge recommended the commission consider amending the motion to add the easement contingencies as part of the recommendation to the City

Council. A motion was made by Member Lepper to amend the original motion to include the easement contingencies; Member Levine seconded the motion. All members voted in favor of the amendment; motion carried. On the amended motion, all members voted in favor; motion carried.

B. Consider Simple Lot Split Application for Parcel ID 190398100 (109 Elmwood Street East):

Administrator Walbridge explained the property owner at 109 Elmwood Street East is seeking a conditional use permit to allow the entire residential dwelling to be used for short-term vacation rentals. Administrator Walbridge stated that this would not be permissible as a conditional use per the zoning regulations in City Ordinance § 151.22. Administrator Walbridge recommended that the application be denied.

A motion was made by Member Seiler to recommend the City Council deny the application; Member Levine seconded the motion. During discussion, members brought up the R-2 Multiple Family Residential zone that exists up the 100 block of Elmwood Street East. Members cited that the applicant may be able operate short term vacation lodging if the property were zoned to C-1 Downtown Commercial District. Administrator Walbridge cautioned that the motion should be evaluated based on the contents of the application in the form of a conditional use permit. All members voted in favor; motion carried.

A motion was made by Member Seiler to adjourn the meeting; Member Levine seconded the motion. All members voted in favor; motion carried.

The meeting adjourned at 6:23 p.m.

Respectfully submitted,

Mitchell Walbridge
City Administrator/Clerk