

**Lanesboro Planning & Zoning Commission
Regular Meeting Agenda
Wednesday, July 15, 2026 – 6:00 p.m.
Lanesboro City Council Chambers**

Zoom is provided as a way to offer more accessibility to council and committee meetings.

However, due to potential technical issues, full functionality is not guaranteed.

<https://us02web.zoom.us/j/87349495987?pwd=ux3f20B2DvNEzVlVlrM0aZCKLgPhHw.1>

Meeting ID: 873 4949 5987 | Passcode: 833122

6:00 p.m. – Public Hearing

- Lot Split Application for Parcel ID 190221000: Request by Patricia Capua for a simple lot split to divide the property at 205 Elmwood Street East into two lots.

Call to Order

- A. Agenda Approval

Motion _____ **Second** _____

- B. Public Comments

- C. Consent Agenda

- a. Minutes of Regular Meeting, June 17, 2026

Motion _____ **Second** _____

Continued Business

- A. Discuss Regulation of Data Centers

New Business

- A. Consider Simple Lot Split Application for Parcel ID 190221000

Motion _____ **Second** _____

- B. Consider Rescheduling August 19, 2026, Regular Meeting

Motion _____ **Second** _____

Next Meeting: Wednesday, August 19, 2026 at 6:00 p.m.

Adjourn Regular Meeting

Commissioners: Alicia Pearson, Michael Seiler, Jeff Lepper, Aaron Gage and Jonathan Levine

**Lanesboro Planning and Zoning Commission
Regular Meeting Minutes
Wednesday, June 17, 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: Variance Application for Parcel ID 190300010 (603-1/2 Auburn Avenue South)

Member Seiler called the public hearing to order at 6:00 p.m.

Kay Taylor commented on the fence and how a solid fence may not be good for the dogs who live at the residence.

Dawn Bearson commented on the fence stating that the intent of the application is to provide more privacy for the residence.

Member Seiler closed the public hearing at 6:05 p.m.

Public Hearing: Variance Application for Parcel ID 190247000 (302 Kirkwood Street East)

Member Seiler called the public hearing to order at 6:05 p.m.

Nancy Martinson stated the existing porch has been in place since 1922 and she would like to add on to the screened in porch. Any addition would not encroach further into the front yard setback.

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

Member Seiler called the regular meeting to order at 6:08 p.m.

- A. Agenda Approval:** A motion was made by Member Levine to approve the agenda; Member Lepper seconded the motion. All members voted in favor; motion carried.
- B. Public Comments:** Walter Bradley asked the commission about the procedure of ordinance enforcement for lawn and tree maintenance.
- C. Consent Agenda:**
 - a.** Minutes of Regular Meeting, April 15, 2026
A motion was made by Member Pearson to approve the Consent Agenda; Member Lepper seconded the motion. All members voted in favor; motion carried.

New Business

- A. Consider Variance Application for Parcel ID 190300010 – 603-1/2 Auburn Avenue South:** Members evaluated the application for a variance to increase the maximum allowable fence height from four feet to six feet. The variance correlates with Lanesboro City Ordinance § 151.44. In discussion regarding practical difficulties members noted there was no disruption to traffic and sight lines, that intent behind the fence installation was to provide additional privacy for a single-family home located on Minnesota State Highway 16, and that the home has an alley adjacent to the rear yard.
A motion was made by Member Gage to recommend the City Council approve the variance application; Member Seiler seconded the motion. All members voted in favor; motion carried.
- B. Consider Building Permit Application for Parcel ID 190300010 – 603-1/2 Auburn Avenue South:** A motion was made by Member Lepper to recommend the City Council approve the building permit application associated with the variance application; Member Gage seconded the motion. All members voted in favor; motion carried.

- C. Consider Variance Application for Parcel ID 190247000 – 302 Kirkwood Street East:** Members evaluated the application for a variance to reduced the required front yard set back from 30 feet to 2 feet to allow construction of an enclosed screen porch at 302 Kirkwood Street East. The variance correlates with Lanesboro City Ordinance § 151.21(3)(a). In discussion regarding practical difficulties members noted that the property is naturally fit for the addition to the single-family residential dwelling and is an addition to a front porch that already exists within two feet of the front yard property line. A motion was made by Member Levine to recommend the City Council approve the variance application; Member Pearson seconded the motion. All members voted in favor; motion carried.
- D. Consider Building Permit Application for Parcel ID 190247000 – 302 Kirkwood Street East:** A motion was made by Member Levine to recommend the City Council approve the building permit application associated with the variance application; Member Seiler seconded the motion. All members voted in favor; motion carried.
- E. Discuss Regulation of Data Centers:** The commission held a high-level discussion about the need to have any regulations in place regarding data centers. Zoning Administrator Walbridge recommended additional information be brought back to the commission about data centers and how to regulate them. Such information could be brought back to the next meeting in July. No action was taken.

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

The meeting adjourned at 6:35 p.m.

Respectfully submitted,

Mitchell Walbridge
City Administrator/City Clerk

City of Lanesboro
202 Parkway Avenue South, Lanesboro, MN 55949
(507) 467-3722 | www.lanesboro-mn.gov

APPLICATION FOR SIMPLE LOT SPLIT
(For creating 2 lots from an existing parcel, including the existing parcel)

To be completed by applicant, who must be an owner with record title to the property. All owners must sign.

Applicant Information.

Name: Patricia Capua
Mailing Address: 205 Elmwood St. Lanesboro MN 55949
Telephone: [REDACTED] 4 [REDACTED] 6
Email: [REDACTED]

Land Subject to this application.

Parcel ID #: R19.0221.000
Street Address: 205 Elmwood St.
Legal Description: Lanesboro Original Plat Lot - 008
Block - 020 Lot 8, 9 & 10 Block 20

Reason for application.

I want to split the property
into 2 lots.

Describe improvements/buildings on existing property, and planned use of additional lot if split is granted.

Property currently has a single family
home and a carriage house.
I plan to build a single family home
where the carriage house is currently located.

Each application must include the following attachments:

Survey certified within the last 90 days identifying:

- (1) Existing parcel and lot boundaries and dimensions;
- (2) Proposed parcel and lot boundaries and dimensions;
- (3) Area, in acres or square feet, of each resulting parcel or lot;
- (4) All existing structures;
- (5) All existing easements;
- (6) Any designated wetlands;
- (7) 100-year flood zone boundary or a statement that the project area is outside the flood zone;
- (8) All adjoining rights of way, planned source of potable water (city or well) for each lot;
- (9) Sanitary sewer service (city or approved septic system) for each lot.

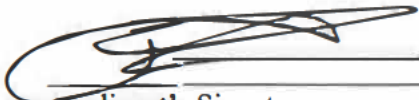
*Note that approval of this application does not constitute approval of the potable water supply or sanitary sewer service. The city may require connection to city sanitary sewer and disallow septic system.

Information for Applicants.

1. The simple lot split will produce no more than 2 lots, including the parent parcel.
2. Each lot will have direct access to an existing paved street with frontage required for the zoning.
3. Existing streets will not be affected, except as may be required to provide additional right of way in order to meet the minimum street design standards.
4. All lots will be serviceable by existing water and sewer lines, unless waived by the city.
5. The initial subdivision is not part of a future larger subdivision.
6. The proposed lots meet all applicable zoning or land use requirements.

Applicant's Statement.

This request is being made to divide and/or join property for the purpose of obtaining building permits or transferring ownership. I further understand that any request to alter lot or parcel boundaries is subject to the City of Lanesboro Zoning and the City's comprehensive plan, and other applicable ordinances and regulations. If approval of this application is granted based on false information provided by the Applicant and/or Surveyor, the City has the right to revoke the approval and any permits issued hereunder as a result of that false information, whether supplied through error or intent.



Applicant's Signature

6/29/26

Date

Applicant's Signature

Date

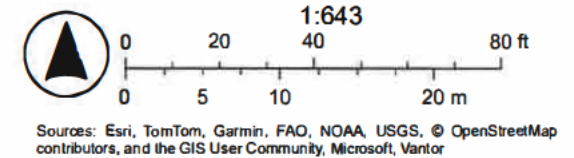
205 Elmwood Street East - 190221000



5/12/2026, 12:48:39 PM

- Override 1
- Override 1
- City Limits
- Parcels (05/08/2026)
- World Imagery
- Low Resolution 15m Imagery

High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations



CERTIFICATE OF SURVEY

SURVEY REQUESTED
BY
PATRICA CUPUA
LANESBORO, MN

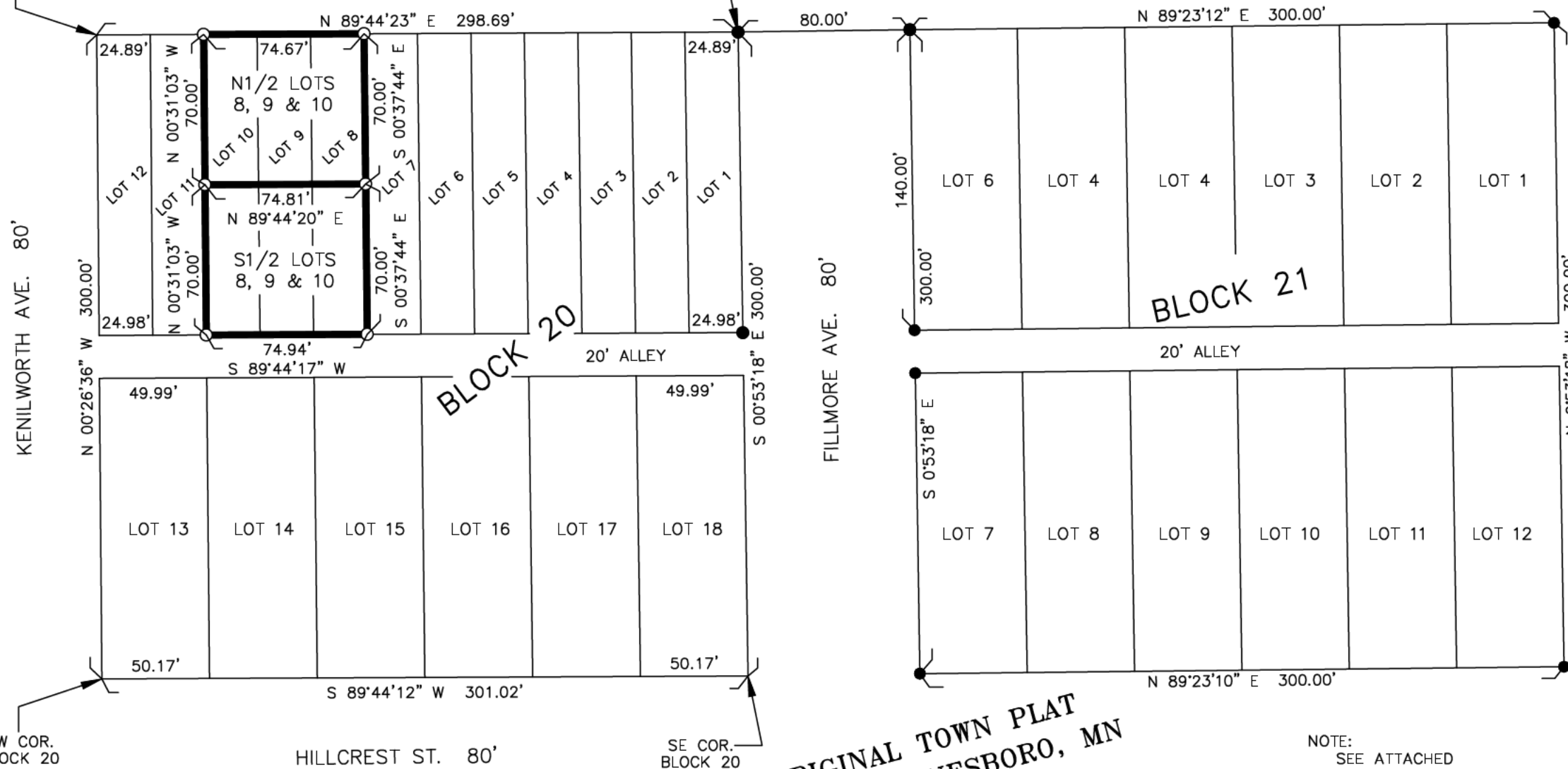
LOTS 8, 9 & 10, BLOCK 20, ORIGINAL TOWN PLAT,
CITY OF LANESBORO, FILLMORE CO., MN

BLOCK 15

ELMWOOD ST. 80'

NW COR.
BLOCK 20

NE COR.
BLOCK 20



SW COR.
BLOCK 20

SE COR.
BLOCK 20

SCALE: 1" = 60'

- DENOTES 1/2" CAPPED IRON PIPE SET
- DENOTES IRON FOUND

SW COR.
BLOCK 22,
FD. STONE

ORIGINAL TOWN PLAT
CITY OF LANESBORO, MN

NOTE:
SEE ATTACHED
LEGAL DESCRIPTIONS

NOTE: ALL BEARINGS ARE
BASED ON FILLMORE COUNTY
NAD 83 HARN (1996 ADJ).

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

JEROME R. SCHWARZ LICENSE NO. 13810 DATE: 6-29-26 SHEET 1 OF 3

LEGAL DESCRIPTION - North Parcel

The North One-Half of Lot 8, Lot 9 and Lot 10, Block 20, Original Town Plat, City of Lanesboro, in the Southeast Quarter (SE 1/4) of Section 13, Township 103 North, Range 10 West, Fillmore County, Minnesota. Containing 5,232 sq. feet.

LEGAL DESCRIPTION - South Parcel

The South One-Half of Lot 8, Lot 9 and Lot 10, Block 20, Original Town Plat, City of Lanesboro, in the Southeast Quarter (SE 1/4) of Section 13, Township 103 North, Range 10 West, Fillmore County, Minnesota. Containing 5,241 sq. feet.