

**Lanesboro Planning and Zoning Commission
Regular Meeting Minutes
Wednesday, August 19, 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

Public Hearing: Zoning Amendment for Parcel ID 19025000: Application to amend zoning of Parcel ID 190205000 to C-1 Downtown Commercial District submitted by Michelle Leon and Steve Neuharth. The property address is 109 Elmwood Street East, Lanesboro, Minnesota.

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

- Peter Torkelson, owner of the Scandinavian Inn, commented that the City has imposed quantity limits on Bed and Breakfast licensures but has not on other types of short-term rentals, especially on lodging where the host is not present. Torkelson further commented there is a lack of oversight on these types of short-term rentals.
- Michelle Leon, owner of 109 Elmwood Street East, shared the history of their Conditional Use Permit application which was denied, a summary of the land use ordinance changes, and how they are missing out on the opportunity to operate short-term rentals to the maximum extent possible on their property. Leon further commented that the neighboring property is zoned commercial. The zoning amendment would allow for four bedrooms rather than just two bedrooms to be used for short-term lodging.
- Matthew Gospodarek, legal counsel for Michelle Leon and Steve Neuharth, commented in support of the zoning amendment. Gospodarek shared that this would not be considered spot zoning and or affect the permitted uses of other properties.
- Zoning Administrator Walbridge read two submitted letters into the record – one from Carrie Juelich and the other from the owners of the Cottage House Inn including Andrew Bunge, Mary Docken, Eric Bunge, and Alison Leathers.

Member Seiler closed the public hearing at 6:27 p.m.

Member Seiler called the regular meeting to order at 6:28 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: No public comments were shared.

C. Consent Agenda:

a. Minutes of Regular Meeting, July 15, 2026

A motion was made by Member Lepper to approve the Consent Agenda; Member Seiler seconded the motion. All members voted in favor; motion carried.

A motion was made by Member Levine to move New Business before Continued Business; Member Pearson seconded the motion. All members voted in favor; motion carried.

New Business

- A. Consider Zoning Amendment Application for Parcel ID 190205000:** Zoning Administrator Walbridge presented a summary of the application and items to consider when reviewing the zoning amendment application. Commission members discussed essential points including the appropriateness of the rezoning request, the rational land use basis for the change, and consistency with the City's Comprehensive Land Use Plan.

A motion was made by Member Seiler to recommend the City Council deny the zoning amendment request; Member Levine seconded the motion. Members discussed the Comprehensive Plan's content around preservation of housing stock and the need for additional housing. The motion failed with Members Pearson, Lepper, and Gage voting against the motion; Members Levine and Seiler voted in favor.

A motion was made by Member Lepper to recommend the City Council approve the zoning amendment request; Member Pearson seconded the motion. Member Lepper supported his motion by stating that the property in question abuts the C-1 Downtown Commercial District, the applicant's intended use is in line with that zoning district, and partially meets the Comprehensive Plan goals on the basis of economic activity and commerce. The motion passed with Members Pearson, Gage, and Lepper voting in favor; Members Levine and Seiler voted against.

Continued Business

- A. Discuss Regulation of Data Centers:** Zoning Administrator Walbridge one adopted ordinance example and one drafted ordinance example to the members of the commission. A motion was made by Member Lepper to table the item; Member Seiler seconded the motion. The commission noted that discussion may resume as more Minnesota cities lift their data center moratoriums and enact additional ordinances to reference. All members voted in favor; motion carried.

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 7:17 p.m.

Respectfully submitted,

Mitchell Walbridge
City Administrator/City Clerk