

**Lanesboro Planning & Zoning Commission
Regular Meeting Agenda
Wednesday, September 16, 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=ux3f20B2DvNEzVlV1rM0aZCKLgPhHw.1>

Meeting ID: 873 4949 5987 | Passcode: 833122

Call to Order

- A. Agenda Approval

Motion _____ **Second** _____

- B. Public Comments

- C. Consent Agenda

- a. Minutes of Regular Meeting, August 19, 2026

Motion _____ **Second** _____

Continued Business

New Business

- A. Consider Parking Regulations in Downtown Commercial District

Motion _____ **Second** _____

Next Meeting: Wednesday, October 21, 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, 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

City Council Agenda Request Form

Contact Information

Name: Luis Humana

Address: 111 Coffey

Phone Number: [REDACTED]

Email Address: [REDACTED]

Request Details

Topic: parking sign

Requested Action: changing time limit to 10 minutes parking.

Brief Description: See attached email.

Additional Information

1. Why should this be considered?

This would help the businesses on this
street down with in and out traffic

2. List any known impacts (benefits or concerns).

with next years street closure this would
help the businesses keep customer flow.

Please attach any additional documentation, if relevant.

For Office Use Only

Date Received: 8-25-20 Received by: Dana Taylor

Department Referral: Admin

Staff Recommendation: _____

Agenda Date: 9-8-20

From: [Lulu Magoo](#)
To: [Mitchell Walbridge](#); [Darla Taylor](#)
Subject: Agenda request letter for parking sign
Date: Wednesday, August 26, 2026 9:50:05 AM

To the Lanesboro City Council Members:

I am writing to respectfully ask the City Council to consider changing the existing **two-hour parking space located in front of 111 Coffee Street East to a 10-minute parking space.**

I believe this small change could provide a meaningful benefit not only to my business, but also to other businesses, residents, and visitors on this side of downtown Lanesboro.

In practice, this particular space is already frequently used as a short-term parking space. If you observe the traffic and parking patterns in this area, many drivers pull into the space briefly to make a quick stop and then leave. The issue occurs when a vehicle remains in the space for the full two-hour limit—or sometimes longer—which eliminates one of the most convenient locations for people who only need a few minutes to complete a pickup, make a retail purchase, or conduct other quick business downtown.

I believe formally designating this as a 10-minute space would better match how the space is naturally being used while encouraging consistent turnover and making it available to a greater number of people throughout the day.

This could become especially important next year when work on the main road is expected to place additional pressure on downtown parking. Businesses on this side of town, including **5th Sun Gardens, the Root River Saloon, The Peddler, and other nearby businesses**, can benefit from having a convenient short-term space for customers making quick retail purchases, picking up off-sale items, or stopping briefly before continuing on their way. One 10-minute space can potentially serve many customers over the course of a day rather than being occupied by one vehicle for several hours.

I also believe there is a traffic-safety benefit to considering this change. There is already a 10-minute parking space across the street near the Post Office. Having short-term parking available on both sides of the street gives drivers another option rather than encouraging them to circle the area, wait for the space across the street, or turn around in the roadway simply to reach a convenient short-term space. Particularly during busy tourism periods and the upcoming road construction, reducing unnecessary vehicle movements can help keep traffic more predictable and orderly.

Most importantly, I see this as a practical way to make a limited amount of downtown parking work harder for the community. A 10-minute space would not reserve the location for any particular business or individual. It would remain a **public parking space available to everyone**, while increasing turnover and providing convenient access for customers of multiple nearby businesses and anyone else who needs to make a brief downtown stop.

Lanesboro's downtown serves residents, visitors, employees, and businesses within a relatively limited amount of street space. As parking becomes more constrained, particularly during construction and our busiest seasons, I believe strategically located short-term spaces can help improve accessibility and circulation without requiring the City to create additional

parking.

I respectfully ask the Council to consider changing the existing two-hour space in front of **111 Coffee Street East** to a **10-minute parking space**. I would also welcome the opportunity for City staff or Council members to observe how this space is currently being used and determine whether a shorter time limit would better serve the public.

Thank you for your time, consideration, and continued work on behalf of the Lanesboro community. I appreciate the Council considering this request and would be happy to answer any questions or discuss the proposal further.

Respectfully,

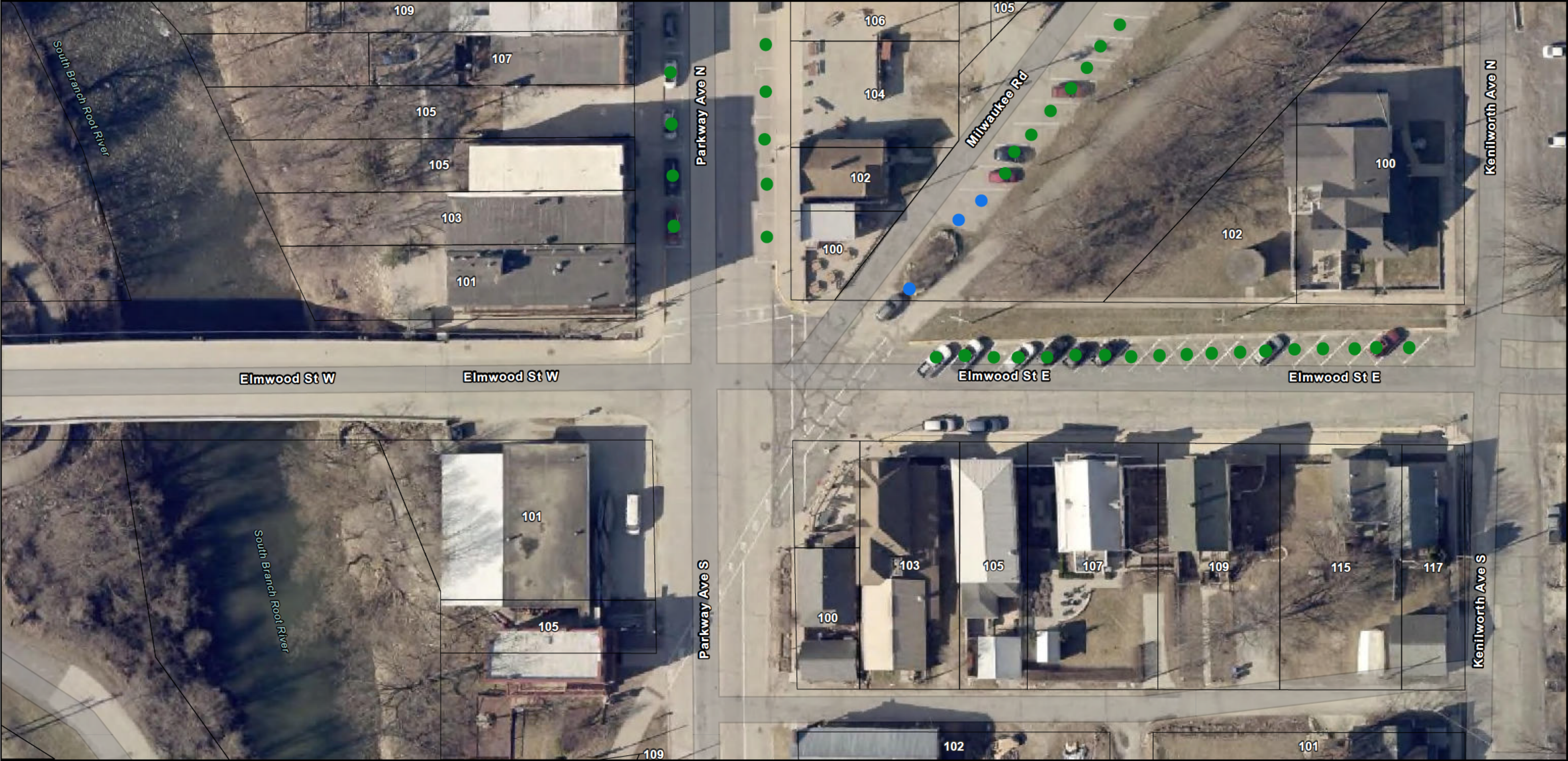
Luis Hummel

Owner, 5th Sun Gardens LLC

111 Coffee Street East

Lanesboro, Minnesota

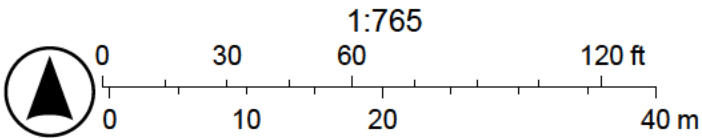
Downtown Parking Analysis - Page 1



9/10/2026, 8:43:24 AM

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

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

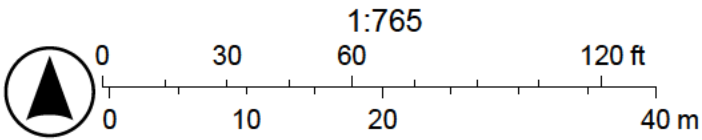
Downtown Parking Analysis - Page 2



9/10/2026, 8:44:32 AM

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

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



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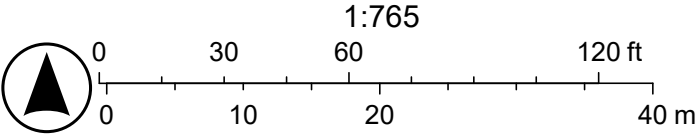
Downtown Parking Analysis - Page 3



9/10/2026, 8:45:37 AM

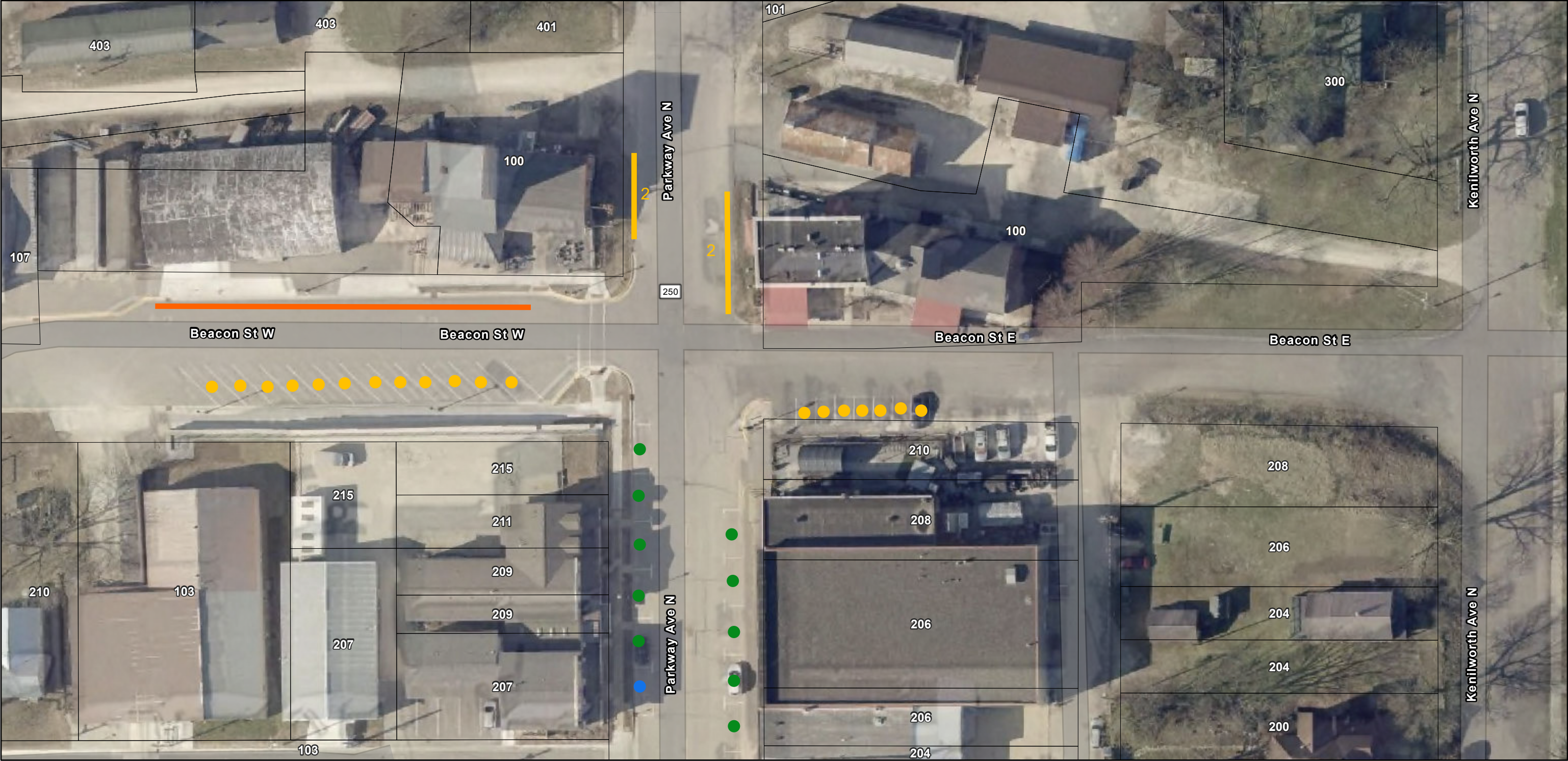
- City Limits
- Parcels (05/08/2026)
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



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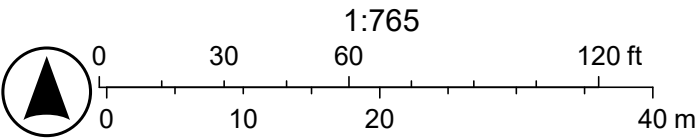
Downtown Parking Analysis - Page 4



9/10/2026, 8:46:39 AM

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

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



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