

# **MINUTES OF THE ALBERT LEA PLANNING COMMISSION**

Regular Meeting  
December 2, 2025  
5:30 pm – City Center

Megan Boeck called the meeting to order at 5:40 p.m.

## **MEMBERS PRESENT**

Leon Axtman  
Rachel Christensen, Ex-Officio  
Matt Dorman  
Matt Maras  
Steve Thompson

## **MEMBERS ABSENT**

Wyeth Anderson, Vice-Chair  
Jared Dawson  
Lucas Schuster, Chair

## **STAFF PRESENT**

Megan Boeck, City Planner  
Cierra Maras, Administrative Assistant

## **APPROVAL OF AGENDA**

Motion by Axtman and second by Dorman to approve the agenda with one addition regarding board member terms. Motion carried.

## **APPROVAL OF MINUTES**

Motion by Dorman and second by Axtman to approve the October 7, 2025 meeting minutes as presented. Motion carried.

Staff report prepared by Megan Boeck, City Planner, is to become part of these minutes by reference.

## **PUBLIC HEARINGS**

1. Re-zone PID 34.435.0090 from R-1 to I-2

Boeck reviewed the staff report and explained that Albert Lea Economic Development Agency (ALEDA) has applied to re-zone PID 34.435.0090 from R-1 to I-2 in order to effectively plan for future business

development and/or expansion. Boeck also stated that the property directly abutting to the south is also owned by ALEDA and is currently zoned industrial which eliminates the concern for spot zoning.

**Boeck opened the hearing to the public at 5:42 p.m.**

Dorman asked if ALEDA has any immediate plans for the property. Boeck stated that the property is one of the most inquired about properties but that there are no specific applications pending.

Maras questioned if there have been interested residential developers in recent years. Boeck stated the current multi-family housing interest is focused on the Blazing Star Landing.

Thompson stated that he is concerned with the condition of 11<sup>th</sup> Street not being suitable for industrial traffic. Boeck stated that 11<sup>th</sup> Street was built to handle truck traffic and if upgrades are necessary in order to facilitate the development of the property the city will consider that in future purchase and development agreements.

Jon Battleson at 1822 Viking Avenue questioned what a development in this area would do to his property taxes. Boeck stated that adding an industrial user to an industrial park will not negatively affect property values.

Bruce Holland at 521 11<sup>th</sup> St E stated that 11<sup>th</sup> Street is in disrepair now and also questioned the soil conditions of the area. Boeck stated that poor soils and fatty clays are not a new issue for developments in Albert Lea and that the development would be required to remediate any soil issue.

Brock Eckstein at 607 11<sup>th</sup> St E stated that he has concerns with water drainage due to the amount of water he gets in his basement every year. Boeck stated that stormwater retention would be required for any development that disturbs over one acre of land.

Boeck also read a statement from Roxanne Brua at 206 11<sup>th</sup> St E stating she does not agree with the proposed request.

**Boeck closed the hearing to the public at 6:05 p.m.**

Dorman stated that from a zoning perspective he does not see an issue with the rezoning request given the surrounding industrial uses.

Thompson stated that unsuitable soils and infrastructure improvements would normally kill a residential development but industrial developments have more capacity to handle those improvements.

Motion by Thompson and second by Dorman to approve the application for rezoning PID 34.435.0090 from R-1 to I-2 with the recommendation that the City Council consider the condition of 11<sup>th</sup> Street.

Motion passed on a 4-0 voiced vote.

COMMISSIONER COMMUNICATION

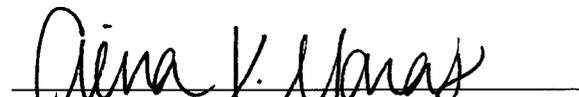
Christenson stated that the Planning Commission will need to appoint new members before the next meeting. Boeck stated that there are applications pending that the Mayor will reach out to.

STAFF COMMUNICATION

None.

ADJOURNMENT

Motion by Dorman and second by Maras to adjourn the meeting at 6:20 p.m. Motion carried.

  
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Cierra Maras, Planning Commission Secretary

  
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Matt Dorman, Planning Commission