

MINUTES OF THE ALBERT LEA PLANNING COMMISSION

Regular Meeting
July 1, 2025
5:30 pm – City Center

Chairman Lucas Schuster called the meeting to order at 5:30 p.m.

MEMBERS PRESENT

Wyeth Anderson, Vice-Chair
Leon Axtman
Jared Dawson
Matt Maras
Lucas Schuster, Chair
Steve Thompson

MEMBERS ABSENT

Matt Dorman
Rachel Christensen, Ex-Officio

STAFF PRESENT

Megan Boeck, City Planner
Cierra Maras, Development Services Administrative Assistant

APPROVAL OF AGENDA

Motion by Axtman and second by Thompson to approve the agenda. Motion carried.

APPROVAL OF MINUTES

No minutes were presented.

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

PUBLIC HEARINGS

1. Rezoning 310 7th Street W (PID 34.059.0110)

Boeck reviewed the staff report and stated that W&L Holdings LLC d/b/a Andy's Big Units has applied to re-zone 310 7th Street West from Community Business (B-2) to Industrial (I-2) in order for the property to continue as a warehousing business. In addition, Boeck stated that the re-zone would alleviate parking issues associated with commercial uses versus industrial uses like paving. Boeck also stated that the purpose of the I-2 Industrial District is to create industrial areas to accommodate a

wide variety of industrial establishments which may operate to their maximum advantage without adversely affecting other nearby uses and activities. Lastly, Boeck stated that the 2040 Comprehensive Plan states that commercial uses are generally retail and service oriented including offices that provide day to day needs, while industrial uses include manufacturing of products, storage, distribution and research and design type facilities.

Maras asked if anyone had complained regarding the application in advance of the meeting.

Boeck stated that she received one phone from a neighbor who was concerned with truck traffic.

Schuster opened the hearing to the public at 5:34 p.m.

Mark Haseka stated he has lived in the neighborhood for 54 years and that his main concern is the lack of property maintenance like mowing and the storage of junk vehicles.

Axtman stated that property complaints should be made to the police department as they have staff that deals with nuisance complaints.

Matt Schilling stated that the property owner has changed twice in the last four years and that this rezoning request is a way for the property owners to work around having to follow the rules.

Randy Vanryswyk stated that the property has low ground that collects water and that before additional paving is added the property owner should address the drainage issues.

Thompson stated that drainage issues are addressed during the permitting process and if additional buildings were built the property owner would have to provide adequate stormwater retention.

Schuster thanked the public for their comments.

Schuster closed the hearing to the public at 6:15 p.m.

Maras stated that the biggest issue seems to be the condition of the property which the Planning Commission cannot do much about and that a re-zone is not going to change that.

Motion by Axtman and second by Schuster to deny the application to re-zone 310 7th Street W.

Motion passed on a 5-1 voiced vote. Thompson voted nay.

COMMISSIONER COMMUNICATION

None.

STAFF COMMUNICATION

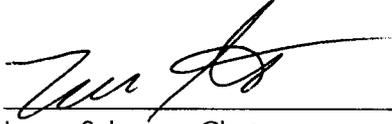
Boeck reminded the Planning Commission that the next meeting would be in September.

ADJOURNMENT

Motion by Axtman and second by Maras to adjourn the meeting at 6:23 p.m. Motion carried.



Cierra Maras, Planning Commission Secretary



Lucas Schuster, Chairman