MINUTES OF THE ALBERT LEA PLANNING COMMISSION

Regular Meeting
August 4, 2026
5:30 pm – City Center

Chairman Schuster called the meeting to order at 5:29 p.m.

MEMBERS PRESENT
Leon Axtman
Josh Enriquez
Allen Hendriks
Lucas Schuster, Chair
Steve Thompson
Rachel Christensen, Ex-Officio

MEMBERS ABSENT
Matt Dorman, Vice Chair
Matt Maras

STAFF PRESENT
Megan Boeck, Community Development Director
Cierra Maras, Community Development Administrative Assistant

APPROVAL OF AGENDA
Motion by Hendriks and second by Schuster to approve the agenda as presented. Motion carried.

APPROVAL OF MINUTES
Motion by Schuster and second by Axtman to approve the July 7, 2026 meeting minutes as presented. Motion carried.

Staff report prepared by Megan Boeck, Community Development Director, is to become part of these minutes by reference.

PUBLIC HEARINGS

1. **Re-zoning 10 parcels on Plainview Lane and Lincoln Avenue from Limited Industrial (I-1) to Single-Family Residential (R-1)**

Boeck reviewed the staff report and explained that the City of Albert Lea initiated the application to re-zone the 10 parcels to eliminate the legal non-conforming status. She explained that with the legal non-conforming status of them, the structures on the parcels may not be altered or expanded which means the property owners would not be able to add on to their existing structures, add fencing or screening, or alter the footprint of a building.

Schuster asked if the surrounding area would remain I-1 and Boeck stated that the properties to the east and south would remain I-1.

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

Tom Schleck, neighboring property owner, asked if there was an interest in the area to develop the lots with a residential use. He questioned if the properties are re-zoned, if there was a plan to pave that portion of Plainview Lane as it is currently gravel.

Boeck stated the re-zone would not alter how the road is maintained.

Schuster closed the hearing to the public at 5:40 p.m.

Motion by Schuster and second by Hendriks to recommend to City Council the approval of the application to re-zone the following 10 parcels from Limited Industrial (I-1) to Single-Family Residence (R-1) in order to eliminate the legal non-conforming status:

1. 711 Plainview Ln, PID 34.059.0980
2. 713 Plainview Ln, PID 34.059.0970
3. 717 Plainview Ln, PID 34.059.0990
4. 721 Plainview Ln, PID 34.059.0920
5. 725 Plainview Ln, PID 34.059.0930
6. 1003 Lincoln Ave, PID 34.059.0950
7. 1005 Lincoln Ave, PID 34.059.0960
8. 1007 Lincoln Ave, PID 34.059.0940
9. 1011 Lincoln Ave, PID 34.059.0360
10. PID 34.659.0050

Motion passed on a 5-0 voiced vote.

COMMISSIONER COMMUNICATION

None.

STAFF COMMUNICATION

Boeck said there will be another meeting in September to review a Conditional Use Permit application from Kwik Trip on the Blazing Star lot.

ADJOURNMENT

Motion by Axtman and second by Schuster to adjourn the meeting at 5:45 p.m. Motion carried.

Cierra Maras, Planning Commission Secretary

Lucas Schuster, Chairman