MINUTES OF THE ALBERT LEA PLANNING COMMISSION

Regular Meeting
September 1, 2026
5:30 pm – City Center

Vice-Chairman Dorman called the meeting to order at 5:30 p.m.

MEMBERS PRESENT
Leon Axtman
Matt Dorman, Vice Chair
Josh Enriquez
Matt Maras

MEMBERS ABSENT
Allen Hendriks
Lucas Schuster, Chair
Steve Thompson
Rachel Christensen, Ex-Officio

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

APPROVAL OF AGENDA
Motion by Axtman and second by Maras to approve the agenda as presented. Motion carried.

APPROVAL OF MINUTES
Motion by Enriquez and second by Dorman to approve the August 4, 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. **Conditional Use Permit for a retail gas station and convenience store at 219 Garfield Avenue**

Boeck reviewed the staff report and explained that Kwik Trip Inc is seeking a Conditional Use Permit for a proposed 11,000+ square foot retail gas station, car wash, and convenience store located on

the northeast corner of the Blazing Star site. She noted that two state grants have helped pay for soil cleanup on the site as well as the extension of Eberhart Street.

Dorman opened the hearing to the public at 5:31 p.m.

Maras asked if the drive off of Garfield Avenue is an entrance or an exit.

Dean George, representative for Kwik Trip, stated that the delivery trucks will enter off of Garfield and exit off of Eberhart and that would be the standard traffic flow for public traffic as well. He stated that construction is anticipated to begin in spring of 2027. He explained that the new store will be roughly two times the size of the existing store on the other side of the intersection and that there will be one fuel canopy that can accommodate 20 vehicles.

Dorman closed the hearing to the public at 5:45 p.m.

Motion by Dorman and second by Enriquez to recommend to City Council the approval of a Conditional Use Permit for Kwik Trip at 219 Garfield Avenue with the following conditions:

1. Ground and/or rooftop equipment be screened.
2. Trash enclosures be constructed with like building materials.
3. Stormwater pond maintenance agreement be adhered to.

Motion passed on a 4-0 voiced vote.

COMMISSIONER COMMUNICATION

None.

STAFF COMMUNICATION

None.

ADJOURNMENT

Motion by Maras and second by Axtman to adjourn the meeting at 5:48 p.m. Motion carried.

Cierra Maras, Planning Commission Secretary

Matt Dorman, Vice-Chair