

MINUTES OF THE ALBERT LEA PLANNING COMMISSION

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

Chairman Lucas Schuster called the meeting to order at 5:55 p.m.

MEMBERS PRESENT

Jared Dawson
Matt Dorman
Rachel Christensen, Ex-Officio
Matt Maras
Lucas Schuster, Chair

MEMBERS ABSENT

Wyeth Anderson, Vice-Chair
Leon Axtman
Steve Thompson

STAFF PRESENT

Megan Boeck, City Planner

APPROVAL OF AGENDA

Motion by Dorman and second by Maras to approve the agenda. Motion carried.

APPROVAL OF MINUTES

Motion by Maras and second by Dorman to approve the June 3, 2025 and July 1, 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. Conditional Use Permit – PID 34.485.0220

Boeck reviewed the staff report and explained that Albert Lea Family Housing has applied for a CUP to develop property to build 61 units of affordable multifamily housing.

Schuster opened the hearing to the public at 6:09 p.m.

Tim Trimble, owner of Albert Lea Family Housing stated that his company has been in housing development for 50 years and that they are focusing on out state Minnesota to provide affordable housing. He noted that the site where this project is proposed is not easy but that there are additional grants and resources available that is helpful.

Maras asked what the average rents are? Trimble stated on average between \$600-\$1,200 depending on the unit.

Schuster asked what the nearest property is that is similar to what is proposed. Trimble stated he has completed a very similar project in Marshall, MN.

Schuster closed the hearing to the public at 6:18 p.m.

Motion by Maras and second by Schuster to approve the application for the Conditional Use Permit at PID 34.485.0220 with the following conditions:

1. Proper maintenance of greenspace and paved parking areas.
2. Exterior gated trash enclosures are required and shall be designed with like building materials. Trash enclosures shall be adequate in height, not less than 6 feet, to screen trash containers and materials.
3. No parking or storage of any unlicensed and/or inoperable vehicles.

Motion passed on a 4-0 voiced vote.

2. Preliminary and Final Plat – Blazing Star No. 3

Boeck explained that the plat of Blazing Star No. 2 had an error and was recorded as Torrens instead of Abstract and that Blazing Star No. 3 is re-plat of Block 1, Lot 1 which will separate from the other parcels not containing Torrens property.

Schuster opened the hearing to the public at 6:22 p.m.

Schuster called three times for comment. No one was present to speak.

Schuster closed the hearing to the public at 6:23 p.m.

Motion by Maras and second by Dorman to approve the Preliminary and Final Plat for Blazing Star No. 3. Motion passed on a 4-0 voiced vote.

COMMISSIONER COMMUNICATION

None.

STAFF COMMUNICATION

Boeck informed the Planning Commission that there will be a meeting in October for a re-zone

application.

ADJOURNMENT

Motion by Dorman and second by Maras to adjourn the meeting at 6:24 p.m. Motion carried.



Cierra Maras, Planning Commission Secretary



Lucas Schuster, Chairman