



PLANNING COMMISSION
ADVISORY BOARD

July 1, 2025 – 5:30 p.m.
City Center

AGENDA

- A. CALL TO ORDER AND ROLL CALL
- B. APPROVAL OF THE AGENDA
- C. APPROVAL OF MINUTES
 - 1. N/A
- D. NEW BUSINESS
- E. PUBLIC HEARINGS – Re-Zoning
 - 1. 310 7th Street West (PID 34.059.0110)
- E. COMMISSIONER COMMUNICATIONS
- F. STAFF COMMUNICATIONS
- G. ADJOURNMENT

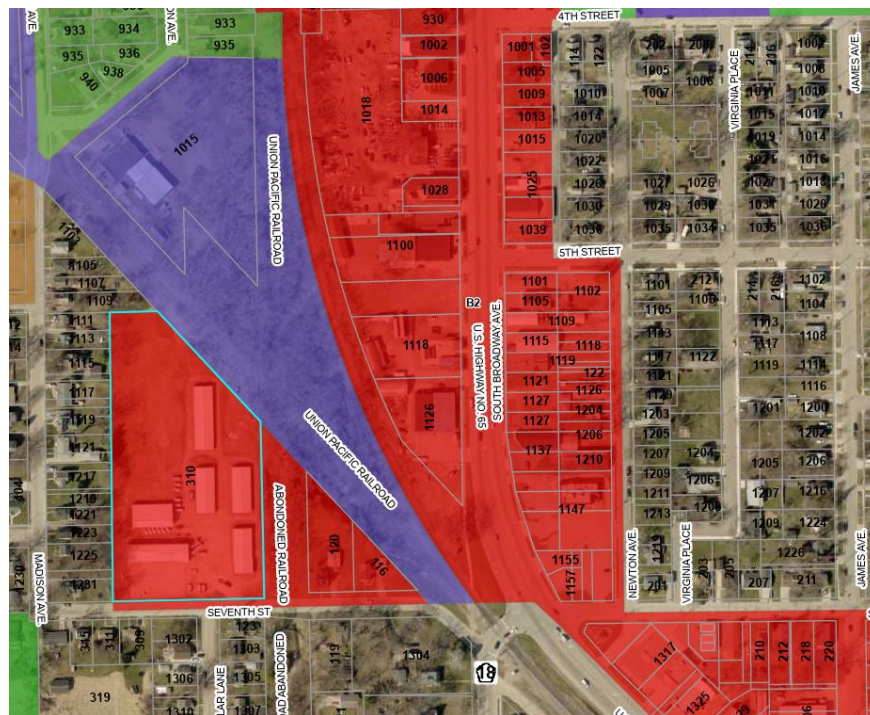
Disclaimer: This agenda has been prepared to provide information regarding an upcoming meeting of the Planning Commission of the City of Albert Lea. This document does not claim to be complete and is subject to change.

TO: Planning Commission Members
FROM: Megan Boeck, City Planner
DATE: June 30, 2025
RE: Application to Re-Zone 310 7th St W

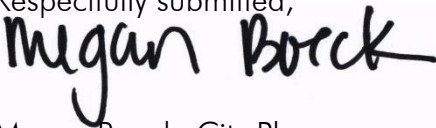
W&L Holdings LLC d/b/a Chuck and Andy's Big Units has applied to re-zone 310 7th St W from Community Business District (B-2) to Industrial District (I-2) in order for the property to continue as a warehousing business. The re-zone would also alleviate parking issues associated with commercial uses versus industrial uses (paving). There is existing industrial/warehousing property to the north (shown in purple below) which eliminates the concern for spot zoning.

Section 50.0529 states 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.

The 2040 Comprehensive Plan states that commercial uses are generally retail and service oriented uses including offices that provide day to day needs, while industrial uses includes manufacturing of products, storage, distribution and research and design-type facilities.



City staff finds the application to re-zone the property from B-2 to I-2 meets the general zoning requirements of the industrial district and recommends approval.

Respectfully submitted,

Megan Boeck, City Planner