

MINUTES OF THE ALBERT LEA PLANNING COMMISSION

Regular Meeting
May 5, 2026
5:30 pm – City Center

Chairman Schuster called the meeting to order at 5:33 p.m.

MEMBERS PRESENT

Matt Dorman
Rachel Christensen, Ex-Officio
Josh Enriquez
Matt Maras
Allen Hendriks
Lucas Schuster, Chairman

MEMBERS ABSENT

Leon Axtman
Steve Thompson

STAFF PRESENT

Megan Boeck, City Planner and Cierra Maras, Community Development Administrative Assistant.

APPROVAL OF AGENDA

Motion by Dorman and second by Hendriks to approve the agenda as presented. Motion carried.

APPROVAL OF MINUTES

Motion by Dorman and second by Maras to approve the March 3, 2026 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. Preliminary and Final Plat of Dress Second Addition

Boeck reviewed the staff report and explained that the plat being reviewed is a 66-acre parcel along Westwood Drive and the purpose is to subdivide a smaller 16-acre parcel to meet the needs of a potential developer. She noted that this plat is contingent upon evidence of title status that includes encumbrances and easements in form of Opinion of Title addressed to the City of Albert Lea provided

by a licensed attorney or commitment to insure title naming City of Albert Lea as insured as recommend by the City Attorney.

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

Steve Tubbs questioned if the parcel is to be subdivided into 16 lots. Boeck stated it is for 16 acres, not individual lots.

Tubbs questioned if the utility lines are still within the abandoned railroad. Boeck confirmed they are.

Tubbs asked if the City would extend Westwood Drive. Boeck explained that if the 16-acre parcel were to develop, Westwood Drive would be extended as part of a development agreement at the cost of the developer.

Tubbs asked if the City were to approve subdividing the 16-acre parcel into individual lots, would the current zoning require one-acres lots.

Boeck stated that the current zoning suggests single-family lots on medium sized lots and that there is not a maximum size, rather a minimum lot sized required.

Tubbs questioned the plat not showing individual lots or blocks.

Boeck stated that if the developer was proposing separate individual lots, the City would require that to be shown that on the proposed plat and subdivide accordingly but the current application is to subdivide into one large 16-acre parcel.

Tubbs asked if the developer has stated it will remain as just one 16-acre lot. Boeck stated that is what has been applied for.

Schuster closed the hearing to the public at 5:49 p.m.

Motion by Maras and second by Enriquez to recommend to City Council the approval the preliminary and final plat of Dress Second Addition as contingently presented.

Motion passed on a 5-0 voiced vote.

COMMISSIONER COMMUNICATION

None.

STAFF COMMUNICATION

Boeck reminded the commission of the special meeting next week on May 12, 2026 to review a conditional use permit request for a bridge replacement along the Songbird Trail. She noted that the bridge will be replaced as is with no changes.

ADJOURNMENT

Motion by Dorman and second by Maras to adjourn the meeting at 5:55 p.m. Motion carried.

Cierra Maras, Planning Commission Secretary

Lucas Schuster, Chairman