

AGENDA
REGULAR PLANNING COMMISSION MEETING
October 8, 2024 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER

A. Roll Call: Chairperson Bautch, Commissioners Thorson, Koch, Murphy and Ogden

2. CITIZENS FORUM

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

4. LETTERS AND COMMUNICATION

A. Building Permits for September 2024

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5. APPROVAL OF PLANNING COMMISSION MINUTES

B. September 10, 2024

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6. DISCUSSION ITEM:

NONE

7. NOTE COUNCIL MINUTES:

A. September 5, 2024

B. September 19, 2024

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8. PLANNING COMMISSION INPUT

9. ADJOURNMENT

Permits Issued and Fees

From Date: 09/01/2024

To Date: 09/30/2024

Permit Type: City of Lexington Building Permit

All Cities And Townships: N

Permit#	Subtype	Issue Date	Address	Applicant	Type of Construction	Completed Value	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
LEX24-000097	Building	09/03/2024	3660 CENTERWOOD RD	Alpha Exteriors LLC	Roofing	\$33,000.00	\$145.00		\$1.00					\$146.00
LEX24-000098	Building	09/10/2024	3833 Patriot LN	Catie Lonergan	Roofing	\$5,000.00	\$145.00		\$1.00					\$146.00
LEX24-000099	Building	09/23/2024	4005 LOVELL RD	Coty Construction	Roofing	\$10,000.00	\$145.00		\$1.00					\$146.00
	Building: 3					\$48,000.00	\$435.00		\$3.00					\$438.00
LEX24-000101	Mechanical	09/25/2024	9272 GRIGGS AVE	Top Tier Heating and Air Conditioning	Residential Furnace /AC	\$10,000.00	\$40.00		\$1.00					\$41.00
LEX24-000100	Mechanical	09/26/2024	3660 CENTERWOOD RD	Hilde Heating	Residential Furnace /AC	\$8,000.00	\$40.00		\$1.00					\$41.00
	Mechanical: 2					\$18,000.00	\$80.00		\$2.00					\$82.00
	5					\$66,000.00	\$515.00		\$5.00					\$520.00
GRAND TOTAL:						\$4,458,838.89	\$0.00	\$22,296.91	\$1,615.40			\$2,485.00	\$1,800.00	\$86,135.80
YEAR RUNNING TOTAL:	293													

MINUTES
REGULAR PLANNING COMMISSION MEETING
September 10, 2024 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER

- A. Roll Call: Chairperson Bautch, Commissioners Thorson, Koch, Murphy and Ogden

Chairperson Bautch called to order the Regular Planning Commission meeting on September 10, 2024 at 7:00 p.m. Commissioners Present: Michelle Koch, Gloria Murphy Ron Thorson and Chuck Ogden. Also present: Bill Petracek, City Administrator. Via Zoom – Kurt Glaser, Attorney; Jason Stomel, Owner, Northway Mall; Jeff Horstman and Joe Radach, Northway Mall.

2. CITIZENS FORUM

No citizens were present to discuss items not on the agenda.

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Murphy made a motion to approve the agenda as presented. Ogden seconded the motion. Motion carried 5-0.

4. LETTERS AND COMMUNICATION

- A. Building Permits for August 2024

Some discussion on August building permits

5. APPROVAL OF PLANNING COMMISSION MINUTES

- A. August 12, 2024

Koch made a motion to approve the August 12, 2024 Planning Commission Minutes as presented. Ogden seconded the motion. Motion carried 5-0.

6. DISCUSSION ITEM:

- A. Discuss Development Opportunities with Northway Mall Owner – Jason Stomel

Jason Stomel, Owner of Northway Mall, and his consultants addressed the Planning Commission to get a feel for their willingness to offer a Planned Unit Development (PUD) to allow a new Chipotle to be constructed in the Northway Mall Parking lot at the east end.

Stomel and his consultants explained that Chipotle approached him and stated that they wanted to be at that location based on their research of the area. Discussion ensued.

Chairperson Bautch questioned their desire to place another Mexican restaurant in between two other Mexican restaurants – Pancho's and El Loro.. He also explained that Lexington already has four Mexican restaurants within a small area, why would we need another one. Stomel explained that Chipotle really wants to be in Northway Mall at that specific location on the eastside.

The Planning Commission discussed moving the proposed development to the lot in front of the daycare facility on the Westside of Northway Mall. Mr. Stomel stated that Chipotle doesn't want to be at that location. Northway Mall has other plans for that location regarding potential businesses

Jeff Horstmann, Northway Mall Leasing Agent, explained that if Lexington doesn't want to accommodate Chipotle they are going to consider moving into Circle Pines. He also added that if Chipotle comes to Lexington there are other restaurants that want to be in the vicinity of Chipotle, so it opens up more opportunities for Lexington. Discussion ensued.

No action was taken.

7. NOTE COUNCIL MINUTES:

A. August 1, 2024

B. August 15, 2024

No discussion on City Council minutes

8. PLANNING COMMISSION INPUT

Bautch asked how long the City was going to allow the brush from the downed trees on the property to remain at 8930 N. Highway Dr.

Thorson asked if the flag at the fire station was going to be replaced.

Koch asked about the light that shines on the flag at Lexington Ave and Lake Drive. She stated it wasn't very bright.

9. ADJOURNMENT

Koch made a motion to adjourn at 8:25 p.m. Murphy seconded the motion. Motion carried 5-0.

**MINUTES
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
SEPTEMBER 5, 2024 – 7:00 P.M.
9180 LEXINGTON AVENUE**

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER: – Mayor Grote

- A. Roll Call - Council Members: DeVries, Murphy, Winge and Benson

Mayor Grote called to order the Regular City Council meeting for September 5, 2024, at 7:00 p.m. Councilmembers present: Benson, Devries, Murphy, and Winge Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Quad Press; Amanda Baugh-Buys

3. CITIZENS FORUM

*Amanda Baugh-Buys
9310 Syndicate Ave
Lexington, Mn.*

Ms. Baugh-Buys was present to discuss the rubber mulch in Memorial Park that was installed under the park equipment. She stated that the City of Minneapolis passed a Resolution to remove the rubber mulch due to the toxicity of the product.

Councilmember Devries stated that the reason the City installed the rubber mulch because the wood mulch became rotten and moldy. Discussion ensued.

4. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Councilmember Murphy made a motion to approve the agenda with the removal of item #5. Councilmember Benson seconded the motion. Motion carried 5-0.

5. INFORMATIONAL REPORTS:

- A. Airport (Councilmember Devries) – *Next meeting in October*

- B. Cable Commission (Councilmember Winge) *Quarterly meetings – No report*

City Administrator (Bill Petracek) – Petracek explained that the Gaga Ball court that was proposed by the Eagle Scout is ready for use in Memorial Park. Discussion ensued.

Petracek stated he and the city engineer had a meeting with Anoka County Highway Department regarding their intention to reconstruct Lovell Road between Hamline Ave.

and Lexington Ave. in 2027. He added that Anoka County will be presenting their thoughts at the October workshop.

Petracek also discussed that AT&T has submitted an application to rezone a portion of Memorial Park to construct another cell tower next to the existing tower owned by American Tower Corporation. Attorney Glaser provided an explanation of the need to rezone the property and wanted to get the temperature of the Council on their desire to add another cell tower in Memorial Park, which additional revenue to the City for the lease of the land. Discussion ensued. The consensus of the Council was supportive of a new cell tower in Memorial Park.

6. LETTERS AND COMMUNICATIONS:

- A. Centennial Lakes Police Department Media Reports 8-7 through 8-20, 2024
- B. Council Workshop meeting synopsis
- C. Planning & Zoning meeting minutes

No discussion on Letters and Communications

7. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – August 15, 2024
- B. Recommendation to Approve Claims and Bills:
Check #'s 51918 through 51979
Check #'s 15359 through 15374
- C. Financial Reports
 - Cash Balances
 - Fund Summary – Budget to Actual

Councilmember Winge made a motion to approve the consent agenda items. Councilmember Benson seconded the motion. Motion carried 5-0.

8. ACTION ITEMS:

- A. Recommendation to approve Resolution NO. 24-15 A Resolution for
Hearing on Proposed Assessment - Setting a Public Hearing Date of
October 3, 2024

Councilmember Devries made a motion to approve Resolution NO. 24-15 A Resolution for Hearing on Proposed Assessment - Setting a Public Hearing Date of October 3, 2024. Councilmember Murphy seconded the motion. Motion carried 5-0.

- B. Recommendation to approve Resolution NO. 24-16 A Resolution Certifying Proposed Tax Levy Requirements for 2025 to Anoka County for Collection

Councilmember Devries made a motion to approve Resolution NO. 24-16 A Resolution Certifying Proposed Tax Levy Requirements for 2025 to Anoka County for Collection. Councilmember Winge seconded the motion. Motion carried 5-0.

- C. Recommendation to approve Memorial Park Bathroom Remodel – MSA Consultants Contract for Architectural Design

Councilmember Winge questioned the fees for the architect in the contract. Discussion ensued.

Councilmember Devries made a motion to table the Memorial Park Bathroom Remodel – MSA Consultants Contract for Architectural Design until the next meeting. Councilmember Murphy seconded the motion. Motion carried 5-0.

- D. Recommendation to approve Centennial Lakes Police Department 2025 Budget

Councilmember Benson made a motion to approve the Centennial Lakes Police Department 2025 Budget. Councilmember Winge seconded the motion. Motion carried 5-0.

- E. Recommendation to approve Constitution Week Proclamation

Councilmember Benson made a motion to approve Constitution Week Proclamation. Councilmember Murphy seconded the motion. Motion carried 5-0.

- F. Recommendation to approve New Business License

Councilmember Devries made a motion to approve a New Business License for Professional Karate Studios. Councilmember Winge seconded the motion. Motion carried 5-0.

- G. Recommendation to approve Special Event Permits – Lexington Fall Fest – September 20 through September 21, 2024

Councilmember Devries made a motion to approve Special Event Permits – Lexington Fall Fest – September 20 through September 21, 2024. Councilmember Murphy seconded the motion. Motion carried 5-0.

- H. Lexington Block Party – Boulevard Bar & Grille – September 20 through September 22, 2024

Councilmember Devries made a motion to approve Lexington Block Party – Boulevard Bar & Grille – September 20 through September 22, 2024. Councilmember Winge seconded the motion. Motion carried 5-0.

9. MAYOR AND COUNCIL INPUT

Councilmember Devries stated that restwood road potholing was complete. He asked if public works would be filling the potholes on Restwood Road closer to Lexington Ave. Petracek stated he would follow up with public works.

Councilmember Benson discussed the beginning of early voting next week.

Councilmember Murphy stated that Councilmember Kruen will be at the next Council meeting.

Councilmember Winge discussed a flier that was distributed throughout the community regarding the lawsuit. He asked the Mayor if he would be releasing the recording involving the lawsuit. Discussion ensued.

Attorney Glaser stated that the recording is protected by the Data Practices Act and it can't be disclosed to public because of lawsuit because it contained sensitive information. Councilmember Devries replied by saying that he thought everything was public following the settlement of the lawsuit. Glaser responded that the investigation involving the lawsuit is also protected by the Data Practices Act, but the Council can add it to the agenda for discussion for future meetings. Discussion ensued.

10. ADJOURNMENT

*Councilmember Benson made motion to adjourn the meeting at 7:31 p.m.
Councilmember Winge seconded the motion. Motion carried 5-0.*

**MINUTES
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
SEPTEMBER 19, 2024– 7:00 P.M.
9180 LEXINGTON AVENUE**

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER: – Mayor Grote

A. Roll Call - Council Members: DeVries, Murphy, Winge and Benson

Mayor Grote called to order the Regular City Council meeting for September 19, 2024, at 7:00 p.m. Councilmembers present: Devries, Murphy, and Winge Excused absence: Benson. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Steve Winter and Tim Bicknell, MSA Consultants; Jason and Ted Stomel, Northway Mall owners; The Quad Press; Barb Mahr and Jill Hunt.

3. CITIZENS FORUM

*Jason Stomel
Owner, Northway Mall
California*

Mr. Stomel was present to address the Council on the potential of a Chipotle Restaurant and other restaurants in Northway Mall. He stated that there have been a significant number of vacancies in Northway Mall over the past years and added that they have had interest from Chipotle to build a new restaurant in the parking lot of Northway Mall. He continued by saying that he is very confident that Chipotle would bring in other restaurants to the vacant lot in front of the daycare. He added that this addition is super critical for the revitalization of Northway Mall. Discussion ensued.

Stomel handed out a brochure with community input that he obtained through Facebook. He stated that there was a high level of desire for new restaurants in Lexington. He understands that there may be too many Mexican restaurants in the Lexington area, but he feels there are differences between a Chipotle, El Lorro, and Pancho's. Discussion ensued.

The consensus was support for a Chipotle in Lexington. Councilmember Winge and Devries expressed their support for a Chipotle.

Ted Stomel addressed the Council and stated that he is here on behalf of his son to support his efforts to build a Chipotle in Northway Mall and to ensure he addressed everything needed to make this happen.

*Barb Mahr
Lexington, MN*

Ms. Mahr addressed the Council and question the fees to design and remodel the Memorial Park bathrooms. Councilmember Murphy asked that she listen to the discussion regarding the architect contract under the Action items.

4. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Councilmember Devries made a motion to approve the Agenda with no Changes or Corrections. Councilmember Murphy seconded the motion. Motion carried 5-0.

5. LETTERS AND COMMUNICATIONS:

- A. Centennial Lakes Police Department Media Rports – 8-21- through 9-10-2024
- B. Public Notice – Lexington Fall Fest & Fire Department Open House
- C. Planning & Zoning meeting minutes – September 10, 2024

No discussion on Letters and Communications.

2. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – September 5, 2024
- B. Recommendation to Approve Claims and Bills:
Check #'s 51980 through 52027
Check #'s 15378 through 15390
VOID #15367
- C. Financial Reports
 - Cash Balances
 - Fund Summary – Budget to Actual

*Councilmember Winge made a motion to approve the consent agenda items.
Councilmember Benson seconded the motion. Motion carried 5-0.*

3. ACTION ITEMS:

- A. Recommendation to approve Memorial Park Bathroom Remodel – MSA
Consultants Contract for Architectural Design

Tim Bicknell, Architect MSA Consultants, understood that the Council felt the fees were too high to design the remodel of the Memorial Park bathrooms and to make them handicap accessible .

Mayor Grote asked if Option #1, the hallway was going to be wide enough for handicap accessibility. Bicknell stated that he had contacted the State and they didn't have a problem with leaving the hallway the way it is for Option #1. Discussion about Option #2 being fully handicap accessible and Option #1 not being fully handicap accessible.

Bicknell stated that to design Option #2, he was able restructure the fees to get them down to \$16,800 from \$23,500. Discussion ensued.

Barb Mahr asked why the City is using taxpayer dollars to do the remodeling of the bathrooms in Memorial Park. There is a whole group of volunteers with Centennial Little League – plumbers, electricians, etc. - that would do this at no cost to the City. Discussion ensued.

Councilmember Winge made a motion to approve Memorial Park Bathroom Remodel – MSA Consultants Contract for Architectural Design to design Option #2 of the proposed designs for \$16,800. Councilmember Devries seconded the motion. Motion carried 4-0 - 1 no vote.

- B. Recommendation to accept O'Reilly's Auto Parts development improvement and cancel the letter of credit

Councilmember Devries made a motion to accept O'Reilly's Auto Parts development improvement and cancel the letter of credit. Councilmember Murphy seconded the motion. Motion carried 5-0.

- C. Recommendation to approve RES – PRYO Pyrotechnic Special Event Permit for Fireworks Display at Lexington Fall Festival

Councilmember Murphy made a motion to approve RES – PRYO Pyrotechnic Special Event Permit for Fireworks Display at Lexington Fall Festival. Councilmember Devries seconded the motion. Motion carried 5-0.

- D. Recommendation to approve allowing a time extension on Fall Festival noise level from 9:00 PM till 12:00 AM

Councilmember Murphy made a motion to approve allowing Cowboy's Saloon a time extension on Fall Festival noise level from 9:00 PM till 12:00 AM. Councilmember Devries seconded the motion. Motion carried 5-0.

4. MAYOR AND COUNCIL INPUT

Councilmember Devries stated that he received phone calls from 30 different residents to put the recording that involved the fire department lawsuit on the agenda for discussion. He is requesting to place this item on the last City Council meeting in October. Mayor Grote protested saying that the lawsuit is settled and doesn't need more discussion.

Attorney Glaser stated that a member of the Council has the right to place an item on the agenda for discussion and the City Council has the ability to approve or not approve the agenda with that particular item on the agenda. Discussion ensued.

Petracek confirmed having this item on the agenda for discussion at the October 17th meeting.

5. ADMINISTRATOR INPUT

No input from the city administrator.

6. ADJOURNMENT

*Councilmember Devries made motion to adjourn the meeting at 7:45 p.m.
Councilmember Murphy seconded the motion. Motion carried 5-0.*

No Council Workshop