

**MINUTES
PUBLIC HEARING
&
REGULAR PLANNING COMMISSION MEETING
December 10, 2024 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN**

1. CALL TO ORDER

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

Chairperson Bautch called to order the Public Hearing on December 10, 2024 at 7:00 p.m. Commissioners Present: Michelle Koch, Gloria Murphy, Chuck Ogden, and Ron Thorson. Also present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Brian Kabat, AT&T Representative.

2. PUBLIC HEARING – For an application to consider a zoning request

- Rezoning the property identified in this application to allow for communication tower development for wireless carriers

No citizens were present for the public hearing.

3. ADJOURNMENT PUBLIC HEARING

Koch made a motion to adjourn the public hearing at 7:03 p.m. Ogden seconded the motion. Motion carried 5-0.

REGULAR PLANNING COMMISSION MEETING

4. CALL TO ORDER

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

Chairperson Bautch called to order the Regular Planning Commission meeting on December 10, 2024 at 7:00 p.m. Commissioners Present: Michelle Koch, Gloria Murphy, Chuck Ogden, and Ron Thorson. Also present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Brian Kabat, AT&T Representative.

5. CITIZENS FORUM

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

6. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

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

7. LETTERS AND COMMUNICATION

A. Building Permits for November 2024

No discussion on November 2024 building permits

8. APPROVAL OF PLANNING COMMISSION MINUTES

A. November 12, 2024

Thorson made a motion to approve the November 12, 2024 Planning Commission Minutes as presented. Murphy seconded the motion. Motion carried 5-0.

9. DISCUSSION ITEM:

A. Discuss a recommendation to Lexington City Council to consider a proposed ordinance to re-zone to allow for a new cell tower

Attorney Glaser provided an overview of the proposed cell tower regulations. He stated that years ago the City of Lexington got rid of the cell tower ordinance because they decided they didn't want anymore cell towers in the community. He added that this ordinance is a collaboration of ordinances from other cities and the city engineer. Discussion ensued.

Bautch asked Brian Kabat, AT&T Representative, that if you build a new cell tower how far it would be from the existing cell tower. Kabat stated that it would be approximately 100 ft. from the old tower. Petracek added that public works and the city engineer evaluated and recommended the site they would be allowed to build if approved. Discussion ensued.

Murphy asked how long it would take to construct a new cell tower from the time it is approved. Mr. Kabat stated it would take between 60-90 days once construction begins, but anticipates the construction phase not starting until approximately 9 months from when everything is approved. Discussion ensued.

Kabat asked the Commission to consider relaxing the setback requirements from a residential neighborhood of 400 ft. to between 250 ft.-300 ft.. He stated the tower will be 190 ft. tall. Petracek stated that the proposed new tower would be approximately 400 ft. from a residential neighborhood. Kabat also stated that these towers are designed and built to fall down on itself. Discussion ensued.

Thorson made a motion to recommend to the Lexington City Council to approve an ordinance to re-zone the Open Space zone to allow for a new cell tower with 300 ft. setbacks from a residential neighborhood. Ogden seconded the motion. Motion carried 5-0.

10. NOTE COUNCIL MINUTES:

- A. November 7, 2024
- B. November 13, 2024 Special Meeting
- C. November 21, 2024

No discussion on City Council minutes.

11. PLANNING COMMISSION INPUT

Bautch thanked Chuck Ogden for his service on the Planning Commission. This will be Ogden's last meeting.

Petracek asked if they would consider Brandon Winge to take his spot on the Commission. He added that Winge is willing to serve on the Board now that he is not a City Councilmember. Discussion ensued. The consensus was to put out an ad to seek other interested applicants for the vacant position.

12. ADJOURNMENT

Thorson made a motion to adjourn the meeting at 7:46 p.m. Koch seconded the motion. Motion carried 5-0.