

AGENDA
REGULAR PLANNING COMMISSION MEETING
January 14, 2025 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER
 - A. Roll Call: Chairperson Bautch, Commissioners Thorson, Koch, Murphy
2. CITIZENS FORUM
3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS
4. LETTERS AND COMMUNICATION
 - A. Building Permits for December 2024 pg. 1
5. APPROVAL OF PLANNING COMMISSION MINUTES
 - B. December 10, 2024 pg. 2-4
6. DISCUSSION ITEM:
 - A. NONE
7. NOTE COUNCIL MINUTES:
 - A. December 5, 2024 pg. 5-8
 - B. December 19, 2024 pg. 9-11
8. PLANNING COMMISSION INPUT
9. ADJOURNMENT

Permits Issued and Fees

From Date: 12/01/2024
 To Date: 12/31/2024
 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
LEX24-000123	Building	12/02/2024	9374 Lexington	Joshua Steiner	Other (Specify in Intended Use)	\$1,200.00	\$63.18	\$41.07	\$0.60		1	\$2,485.00		\$2,589.85
	Building: 1					\$1,200.00	\$63.18	\$41.07	\$0.60			\$2,485.00		\$2,589.85
LEX24-000126	Mechanical	12/26/2024	8813 ARONA AVE	Top Tier Heating and Air Conditioning	Residential Furnace /AC	\$1,500.00	\$40.00		\$1.00					\$41.00
LEX24-000127	Mechanical	12/27/2024	8822 GRIGGS AVE	High Caliber Enterprises LLC	Residential Furnace /AC	\$6,100.00	\$40.00		\$1.00					\$41.00
LEX24-000128	Mechanical	12/30/2024	9579 HAMLINE AVE	KRINKIE HEATING & A/C CO.	Residential Furnace /AC	\$12,000.00	\$40.00		\$1.00					\$41.00
	Mechanical: 3					\$19,600.00	\$120.00		\$3.00					\$123.00
LEX24-000125	Plumbing	12/09/2024	8837 ARONA AVE	Champion Plumbing		\$1,200.00	\$40.00		\$1.00					\$41.00
LEX24-000124	Plumbing	12/04/2024	9374 Lexington	Diamond Ridge Plumbing		\$15,000.00	\$329.94	\$214.46	\$7.50					\$551.90
	Plumbing: 2					\$16,200.00	\$369.94	\$214.46	\$8.50					\$592.90
LEX24-000120	Zoning	12/18/2024	9232 SYNDICATE AVE	ERICKSON MICHAEL J	Accessory Building <200Sq Ft	\$2,000.00	\$60.00							\$60.00
LEX24-000121	Zoning	12/03/2024	8824 Pacsal	Northland Fence	Fence<6'		\$60.00							\$60.00
	Zoning: 2					\$2,000.00	\$120.00							\$120.00
GRAND TOTAL:	8					\$39,000.00	\$673.12	\$255.53	\$12.10			\$2,485.00		\$3,425.75
YEAR RUNNING TOTAL:	126					\$1,636,779.66	\$0.00	\$9,485.99	\$527.15			\$4,970.00	\$1,800.00	\$42,081.61

**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.

MINUTES
CITY OF LEXINGTON
PUBLIC HEARING – TRUTH IN TAXATION 7:00 PM
&
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
DECEMBER 5, 2024 - Immediately Following Public Hearing
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 Truth in Taxation Hearing for December 5, 2024 at 7:00 p.m. Councilmember's present: Devries, Murphy and Winge. Excused Absence: Benson. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Quad Press; Numerous Lexington citizens; Centennial High School Students.

2. PUBLIC HEARING: TRUTH IN TAXATION

A. Final Proposed 2025 Budget

*Barb Mahr
9232 Ryan Pl.
Lexington, MN.*

Ms. Mahr asked the Council why the new apartments haven't provided the tax relief that citizens were told they would provide Lexington.

Petracek responded by saying that his memo to the Council can provide the explanation to the 2025 General Levy increase of 3%. He added that to simplify it, the costs to provide law enforcement services has gone up considerably over the past few years, and that the new apartments have dampened the taxpayer's increase as a result of those added expenses. He continued by saying the apartments provide much more benefit to the taxpayer's other than property tax relief. He added the new apartments provide increase utility revenues and franchise fees, which pay for your equipment, road maintenance, and other large projects. Discussion ensued.

3. ADJOURN PUBLIC HEARING

Councilmember Devries made motion to adjourn the Truth in Taxation hearing at 7:06 p.m. Councilmember Murphy seconded the motion. Motion carried 4-0.

AGENDA
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
DECEMBER 5, 2024 – 7:00 P.M.
9180INGTON AVE

- 1. CALL TO ORDER: – Mayor Grote**
 - A. Roll Call - Council Members: DeVries, Murphy, Winge and Benson

Mayor Grote called to order the Regular Council meeting for December 5, 2024 at 7:00 p.m. Councilmember's present: Devries, Murphy and Winge. Excused Absence: Benson. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Quad Press; Numerous Lexington citizens; Centennial High School Students.

2. CITIZENS FORUM

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

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Councilmember Devries made a motion to approve the agenda as typewritten. Councilmember Murphy seconded the motion. Motion carried 4-0.

4. INFORMATIONAL REPORTS:

- A. Airport (Councilmember Devries) – *No report given.*
- B. Cable Commission (Councilmember Winge) *Quarterly meetings – No report given*
- C. City Administrator (Bill Petracek) – *No report given.*

5. LETTERS AND COMMUNICATIONS:

- A. Council Workshop meeting synopsis
- B. Centennial Lakes Police Department Media Reports – 11-20 through 11-26-2024

No discussion on Letters and Communications.

6. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
 - Council Meeting – November 21, 2024
 - Election Canvass meeting 11-13-2024
- B. Recommendation to Approve Claims and Bills:

Check #'s 52256 through 52306
Check #'s 52255 through 52100
Check #'s 15483 through 15492

*Councilmember Devries made a motion to approve the consent agenda items.
Councilmember Murphy seconded the motion. Motion carried 4-0.*

7. ACTION ITEMS:

- A. Recommendation to approve Resolution NO. 24-20 A Resolution Certifying
2024 Tax Levy Collectable In 2025

*Councilmember Winge made a motion to approve Resolution NO. 24-20 A Resolution Certifying
2024 Tax Levy Collectable In 2025. Councilmember Devries seconded the motion. Motion carried
4-0.*

- B. Recommendation to approve Resolution NO. 24-21 A Resolution Adopting
2025 Operating Budget For The City Of Lexington

*Councilmember Devries made a motion to approve Resolution NO. 24-21 A Resolution Adopting
2025 Operating Budget for the City Of Lexington. Councilmember Murphy seconded the motion.
Motion carried 4-0.*

8. MAYOR AND COUNCIL INPUT

No input from the Mayor or City Council

9. ADMINISTRATOR INPUT

No input from the city administrator

10. CLOSED SESSION

*Councilmember Murphy made a motion to go into closed session at 7:18 PM pursuant to
Minnesota Statute Section 13D.05, subdivision 3(b), and is permitted by the attorney-client
privilege to discuss the pending litigation versus the City of Blaine regarding the interconnected
water and sewer systems. Mayor Grote seconded the motion. Motion carried 4-0.*

- This portion of the meeting is closed pursuant to Minnesota Statute Section 13D.05, subdivision 3(b), and is permitted by the attorney-client privilege to discuss the pending litigation versus the City of Blaine regarding the interconnected water and sewer systems.

*Councilmember Winge made a motion to reconvene into open session at 7:44 PM.
Councilmember Devries seconded the motion. Motion carried 4-0.*

11. ADJOURNMENT

*Councilmember Devries made motion to adjourn the meeting at 7:44 p.m.
Councilmember Murphy seconded the motion. Motion carried 4-0.*

**MINUTES
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
DECEMBER 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

Vice Mayor Winge called to order the Regular City Council meeting for December 19, 2024, at 7:00 p.m. Councilmembers present: Benson, Devries, and Murphy. Excused Absence: Grote Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Steve Winter, City Engineer; Tim Bicknell, MSA Consultants; Amanda Baugh-Buys; various Lexington citizens; Centennial High School students.

3. CITIZENS FORUM

No citizens were present to discuss items not on the agenda

4. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Attorney Glaser recommended rearranging the Council agenda to accommodate individuals here for the workshop.

Councilmember Devries made a motion to approve the agenda with a correction: Recess the Regular Council Meeting; Council to move into a Workshop, Adjourn Workshop, and Reconvene Regular Council Meeting. Councilmember Winge seconded the motion. Motion carried 4-0.

5. LETTERS AND COMMUNICATIONS:

- A. Centennial Lakes Police Department Media Report 12-1 through 12-10, 2024
- B. City Report – November 2024
- C. North Metro TV – November 2024
- D. Letter of Resignation – Planning & Zoning Commissioner Chuck Ogden
- E. Quad Community Press wishes to be Official Newspaper for 2025

F. Planning & Zoning meeting minutes – December 10, 2024

Some discussion on Chuck Ogden's resignation from the Planning Commission.

6. CONSENT ITEMS:

A. Recommendation to Approve Council Minutes:

Council Meeting – December 5, 2024

B. Recommendation to Approve Claims and Bills:

Check #'s 506860 through 506879

Check #'s 506881 through 506908

Check #'s 52307 through 52359

Check #'s 15494 through 15507

C. Financial Reports

- Cash Balances
- Fund Summary – Budget to Actual

Councilmember Devries made a motion to approve the consent agenda.

Councilmember Murphy seconded the motion. Motion carried 4-0.

7. ACTION ITEMS:

A. Recommendation to approve a bid in the amount \$ _____ for

Memorial Park Bathroom Remodel Project

Tim Bicknell, MSA Consultants provided an overview of the 10 bids received for the project. Petracek explained that the bids came in a bit higher than anticipated, but if the \$8000 contingency fund isn't spent, the project will come in under the budgeted \$100,000. Discussion ensued. The consensus of the Council was to move forward with the project. Councilmember Winge stated that these bids aren't going to get any cheaper.

Councilmember Devries made a motion to approve a bid in the amount not to exceed \$91,200 to USAFrik, Inc.; 2301 Woodbridge Street, Suite 10, Roseville, MN. for the Memorial Park Bathroom Remodel Project. Councilmember Winge seconded the motion. Motion carried 4-0.

B. First Reading of Ordinance NO. 24-01 An Ordinance Regulating Cell Towers

Attorney Glaser provided an overview of Ordinance NO. 24-01 – An Ordinance Regulating Cell Towers.

C. Recommendation to approve New Business License – Nutrition Den

Councilmember Benson made a motion to approve New Business License – Nutrition Den. Councilmember Devries seconded the motion. Motion carried 4-0.

The City Council recessed the Regular meeting to go into the workshop at 7:24 PM

The City Council returned from the workshop recess at 7:36 PM

Attorney Glaser explained the need to go into closed session.

Councilmember Murphy made a motion to go into closed session at 7:36 PM pursuant to Minnesota Statute Section 13D.05, subdivision 3(b), and is permitted by the attorney-client privilege to discuss the pending litigation versus the City of Blaine regarding the interconnected water and sewer systems. Councilmember Devries seconded the motion. Motion carried 4-0.

8. CLOSED SESSION

This portion of the meeting is closed pursuant to Minnesota Statute Section 13D.05, subdivision 3(b), and is permitted by the attorney-client privilege to discuss the pending litigation versus the City of Blaine regarding the interconnected water and sewer systems

Councilmember Benson left the meeting at 8:05 PM

Councilmember Murphy made a motion to reconvene in open session at 8:35 PM. Councilmember Devries seconded the motion. Motion carried 3-0

9. MAYOR AND COUNCIL INPUT

Councilmember Murphy thanked Brandon Winge for his service on the City Council the past 6 years. Discussion ensued.

10. ADMINISTRATOR INPUT

Petracek stated that Northway Mall owners have submitted site plans for the new Chipotle Restaurant. He stated that staff and consultants will be reviewing the plans and bringing recommendations forward to the Planning commission in the coming months. Discussion ensued.

11. ADJOURNMENT

Councilmember Winge made motion to adjourn the meeting at 8:40 p.m. Councilmember Devries seconded the motion. Motion carried 3-0.

/mv