

**MINUTES  
PUBLIC HEARINGS  
&  
AGENDA  
REGULAR PLANNING COMMISSION MEETING  
MARCH 11, 2025 - 7:00 P.M.  
9180 Lexington Avenue, Lexington, MN**

1. CALL TO ORDER PUBLIC HEARING #1

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

*Chairperson Bautch called to order Public Hearing #1 on March 11, 2025 at 7:00 p.m. Commissioners Present: Michelle Koch, Gloria Murphy, and Ron Thorson. Excused Absense: Brandon Winge Also present: Councilmember Kim Devries; Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Steve Winter, City Engineer; Claire Stickler, MSA Consultants; Jason Stomel, Northway Mall Owner; Joe Radac, Northway Mall consultant; Quad Press; Various citizens for the public hearing.*

Public Hearing #1

The purpose of the Public Hearing is to consider an application submitted by SRENOR1, LLC, 251 Little Falls Drive., Wilmington, DE. 19808 to review a proposed preliminary plat for the following lots: Lot 1, Block 2, Lexington Lofts, Anoka County, Minnesota. Torrens Property Per Certificate No. 149422; Lot 1A, Block 2, Lexington Lofts, Anoka County, Minnesota; Lot 2, Block 2, Lexington Lofts, Anoka County, Minnesota. Torrens Property Per Certificate No. 149422.

*Steve Winter, City Engineer, provided his review of the preliminary plat submitted by SRENOR, LLC to combine lots on the Lexington Lofts site. Discussion ensued.*

*No citizens were present to provide comments for the public hearing.*

2. ADJOURNMENT OF PUBLIC HEARING #1

*Murphy made a motion to adjourn Public Hearing #1 at 7:05 p.m. Koch seconded the motion. Motion carried 4-0.*

3. CALL TO ORDER PUBLIC HEARING #2

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

*Chairperson Bautch called to order Public Hearing #2 on March 11, 2025 at 7:06 p.m. Commissioners Present: Michelle Koch, Gloria Murphy, and Ron Thorson. Excused Absense: Brandon Winge Also present: Councilmember Kim Devries; Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Steve Winter, City Engineer; Claire Stickler, MSA Consultants; Jason Stomel, Northway Mall Owner; Joe Radac, Northway Mall consultant; Quad Press; Various citizens for the public hearing.*

Public Hearing #2

The purpose of the Public Hearing is to consider an application submitted by Menlo Capital Partners, 10949 Ayres Ave., Los Angeles, CA, 90064 to review a proposed preliminary plat, site plan, and planned unit development (PUD) for a new quick serve restaurant (Chipotle) and a future retail building at the Lexington Retail Center (Northway Mall)

A. Northway Mall officials will provide a presentation on their proposed development and application for zoning requests.

*Jason Stomel, Menlo Capital Partners/Northway Mall and Joe Radac, Consulting Engineer, were present and provided a PowerPoint presentation explaining their proposed Chipotle development and their request for a planned unit development and preliminary plat/site plan review from the Planning Commission. Joe Radac discussed the need for relief on Lexington's zoning regulations regarding setback requirements, parking spaces, and green space.*

*Murphy asked for clarification on the drive thru vs. a drive-up ordering process. Stomel stated that it is not a drive thru, but an order by App and drive up to pick up your meal. Discussion ensued.*

*Kate Asleson  
62 E. Golden Lake Rd.  
Circle Pines, Mn*

*Ms. Asleson stated we do not want a Chipotle here. We don't want big business here. People in the area are pretty upset about another Mexican Restaurant coming to town. We don't need out of State restaurants or chain restaurants.*

*Stomel provided an explanation for a Chipotle and the need to improve foot traffic, and the need to improve the vitality of Northway Mall. Discussion ensued.*

*Murphy asked about the potential for Chipotle going out of business and what would happen to the empty building. Stomel stated Chipotle will continue to pay the lease until they find another business to go into the empty building.*

*Elliot McCarty  
8507 Yelta St.  
Blaine, Mn*

*Mr. McCarty explained that his family is always looking for a fast and healthy meal. All Chipotle's within the area are a 12 minute drive. McCarty added that his family would love to be able to stay close for their meals and he would be in favor of a Chipotle in Northway Mall.*

*Amanda Wheeler  
31 E. Golden Lake Rd  
Circle Pines, MN*

*Ms. Wheeler stated she just moved to the community from Brooklyn Park and stated they love Panchos. She stated that Chipotle's are consistently known for their bad service and getting orders wrong. She stated that any other restaurant would be interesting, but she can't support a Chipotle.*

*Garrett Olson  
9116 Jackson Ave.  
Lexington, MN.*

*Mr Olson stated he came to the public hearing to fight against a Chipotle, but he sees that it will bring more foot traffic to the mall; he doesn't want to see Northway Mall continue to deteriorate. He stated that we need to do something and sees Chipotle is a stepping stone.*

*Brett Aslesen  
62 E. Golden Lake Rd.  
Circle Pines, MN.*

*Mr. Aslesen stated he sees himself as being part of the Lexington community, and wants to see the community to thrive. He is not sold on a Chipotle, but wants to see Northway Mall succeed.*

*Written Comments for the public hearing via email:*

*Barbara Mahr  
9233 Ryan Place  
Lexington, MN.*

*As long time citizens of Lexington, we support the project for Northway Mall and the Chipotle Development. We need a thriving business community to support our city. The current owner of Northway Mall is working hard to lease space and bring businesses to our community that will provide jobs and enhance our City.*

*Healthy businesses create property appreciation, which increases tax revenues. The former owner of this property did nothing but barely maintain the property and we need to support the current owner's efforts.*

*The Chipotle model is very different from a sit down restaurant. Having a popular amenity like this will hopefully draw other businesses to this mall.  
With recent increases in population from Lexington Lofts and the Landings, we have significantly increased our population.*

*It would be great to have another option for citizens in Lexington and the surrounding communities.*

#### 4. ADJOURNMENT OF PUBLIC HEARING #2

*Koch made a motion to adjourn Public Hearing #2 at 7:56 p.m. Murphy seconded the motion. Motion carried 4-0.*

### REGULAR PLANNING COMMISSION MEETING

#### 5. CALL TO ORDER

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

*Chairperson Bautch called to order the Regular Planning Commission meeting on March 11, 2025 at 7:56 p.m. Commissioners Present: Michelle Koch, Gloria Murphy, and Ron Thorson. Excused Absense: Brandon Winge Also present: Councilmember Kim Devries; Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Steve Winter, City Engineer; Claire Stickler, MSA Consultants; Jason Stomel, Northway Mall Owner; Joe Radac, Northway Mall consultant; Quad Press*

#### 6. CITIZENS FORUM

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

#### 7. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

*Koch made a motion to approve the agenda as presented. Thorson seconded the motion. Motion carried 4-0.*

#### 8. LETTERS AND COMMUNICATION

A. Building Permits for February 2025

*No discussion on Letters and Communications.*

#### 9. APPROVAL OF PLANNING COMMISSION MINUTES

B. February 11, 2025

*Koch made a motion to approve the February 11, 2025 Planning Commission Minutes as presented. Thorson seconded the motion. Motion carried 4-0.*

10. DISCUSSION ITEM:

- A. Recommend to the City Council the approval of Resolution NO. 25-05 – A Resolution Adopting Preliminary Plat for SRENOR1, LLC (Lexington Lofts)

*Murphy made a motion to recommend to the City Council the approval of Resolution NO. 25-05 – A Resolution Adopting Preliminary Plat for SRENOR1, LLC (Lexington Lofts). Roll call vote: Murphy – yes; Koch – yes; Thorson – yes; Bautch – yes. Motion carried 4-0.*

- B. Recommendation to the City Council the approval of Resolution 25-06 – a Resolution Adopting a Preliminary Plat for Menlo Capital Partners, LLC (Northway Mall).

*The Planning Commission discussed Attorney Glaser’s memo and his recommendation to consider an exchange with Menlo Capital Partners/Northway Mall for permission to use a planned unit development to move forward with the Chipotle development. Discussion ensued.*

*Koch made a motion to recommend to the City Council the approval of Resolution 25-06 – a Resolution Adopting a Preliminary Plat for Menlo Capital Partners, LLC (Northway Mall). Thorson seconded the motion. Roll call vote: Murphy – yes; Koch-yes; Thorson – no; Bautch- no.*

*The Planning Commission discussed the failed motion. Petracek stated that with the failed motion, the Commission would have no recommendation to the City Council on the preliminary plat. Discussion ensued.*

*Bautch made a motion to reconsider the failed motion to recommend to the City Council the approval of Resolution 25-06 – a Resolution Adopting a Preliminary Plat for Menlo Capital Partners, LLC (Northway Mall). Koch seconded the motion. Roll call vote: Murphy-yes; Koch-yes; Thorson – yes; Bautch- yes. Motion carried 4-0.*

*Koch made a motion to recommend to the City Council the approval of Resolution 25-06 – a Resolution Adopting a Preliminary Plat for Menlo Capital Partners, LLC (Northway Mall). Murphy seconded the motion. Roll call vote: Murphy – yes; Koch-yes; Thorson – no; Bautch- yes. Motion carried 3-1.*

- C. Recommend to the City Council the approval of a Planned Unit Development and Conditional Use Permit for Lot 1, Block 1; Lot 1B, Block 2, Lexington Center Second Addition, Anoka County, Minnesota

*Murphy made a motion to recommend to the City Council the approval of a Planned Unit Development and Conditional Use Permit for Lot 1, Block 1; Lot 1B, Block 2, Lexington Center Second Addition, Anoka County, Minnesota and forward the memo’s from the city*

*attorney, city engineer, and consulting planner, as well.. Koch seconded the motion. Roll call vote: Murphy – yes; Koch – yes; Thorson – no; Bautch – yes. Motion carried 3-1.*

D. NOTE COUNCIL MINUTES:

- A. February 6, 2025
- B. February 20, 2025

*Discussion about the Anoka County Urgent Call to Action (ACEIT), a citizen advocate for election integrity, and their discussion about getting rid of electronic poll pads, as well as some discussion about the Blaine lawsuit.*

E. PLANNING COMMISSION INPUT

*No input from the Planning Commission*

F. ADJOURNMENT

*Bautch made a motion to adjourn the meeting at 8:52 p.m. Koch seconded the motion. Motion carried 4-0.*