

**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.*