

**MINUTES
PUBLIC HEARING
&
REGULAR PLANNING COMMISSION MEETING
May 13, 2025 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN**

1. CALL TO ORDER

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

Chairperson Bautch called to order the Public Hearing May 13, 2025 at 7:00 p.m. Commissioners Present: Michelle Koch, Gloria Murphy, and Ron Thorson. Excused Absence: Brandon Winge. Also present: Councilmember Kim Devries; Bill Petracek, City Administrator; Kurt Glaser, City Attorney.

2. PUBLIC HEARING – Storm Water Pollution Prevention Program (SWPPP)

Petracek provided an overview of the need to hold a public hearing on our Storm Water Pollution Prevention Program.

No citizens were present to provide comments on our SWPPP.

3. ADJOURNMENT PUBLIC HEARING

Koch made a motion to adjourn the public hearing at 7:02 p.m. Murphy seconded the motion. Motion carried 4-0.

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

Chairperson Bautch called to order the Regular Planning Commission May 13, 2025 at 7:00 p.m. Commissioners Present: Michelle Koch, Gloria Murphy, and Ron Thorson. Excused Absence: Brandon Winge. Also present: Councilmember Kim Devries; Bill Petracek, City Administrator; Kurt Glaser, City Attorney.

2. CITIZENS FORUM

No citizens were present to discuss items not on the agenda

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Koch made a motion to approve the agenda with the addition of a “Call To Order” item added to the Regular meeting agenda. Thorson seconded the motion. Motion carried 4-0.

4. LETTERS AND COMMUNICATION

A. Building Permits for April 2025

Some discussion on the building permit that was issued at 4049 Lovell Rd.

5. APPROVAL OF PLANNING COMMISSION MINUTES

A. April 8, 2025

Koch made a motion to approve the April 8, 2025 Planning Commission Minutes as presented. Thorson seconded the motion. Motion carried 4-0.

6. DISCUSSION ITEM:

A. Elect Chairperson and Vice Chairperson

Murphy made a motion to approve John Bautch as the chairperson for the Planning Commission. Thorson seconded the motion. Motion carried 4-0.

Bautch made a motion to approve Murphy as the vice chairperson for the Planning Commission. Koch seconded the motion. Motion carried 4-0.

B. Discuss Revised Draft of Adult Use Cannabis Business Operations Ordinance

Attorney Glaser provided an overview of the revised draft of the Adult Use Cannabis Business Operations Ordinance that his partner Attorney Baumgartner had written. Glaser discussed each amendment with the Planning Commission.

Murphy asked about distances from private parks, such as Landings of Lexington’s park. Glaser stated that it would be good to clarify the difference between public and private parks in the ordinance. He stated that he would incorporate “municipal park” instead of “public parks” in the ordinance and the 500 ft. distance from a municipal park. Discussion ensued.

P&Z discussed zoning districts that a cannabis dispensary would be recommended to be allowed in Lexington. The consensus of the Commission is to allow a dispensary in a B-4 Zone as a principal permitted use that would meet the 500 ft distances from a municipal park, daycare facility, or school.

Thorson made a motion to recommend to the City Council the approval of an Adult Use Cannabis Business Operations Ordinance and an amendment to the B-4 zoning district allowing a cannabis business as a principal permitted use. Koch seconded the motion. Motion carried 4-0.

7. NOTE COUNCIL MINUTES:

- A. April 3, 2025,
- B. April 17, 2025

Some discussion on the progress of the Chipotle Restaurant.

8. PLANNING COMMISSION INPUT

Bautch asked about the City of Lexington's ability to regulate convicted sex offenders. Attorney Glaser explained that you can regulate where a sex offender can live in Lexington by ordinance. He stated that generally a City would be most concerned about a level 3 sex offender and the distance they would live from parks, churches, schools, daycare facilities. He stated that State Law gives a City the authority to regulate these distances. Discussion ensued.

The consensus of the Commission was to have the city attorney draft an ordinance regulating sex offenders in Lexington.

Murphy discussed the planning of the Lexington 75th Anniversary.

9. ADJOURNMENT

Bautch made a motion to adjourn the meeting at 7:46 p.m. Murphy seconded the motion. Motion carried 4-0.