AGENDA

REGULAR PLANNING COMMISSION MEETING

August 10, 2026 - 7:00 P.M.

(Date moved due to Election Primary on August 11th)

9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER
   A. Roll Call: Chairperson Bautch, Commissioners Johnson, Koch, Murphy, and Thorson.

2. CITIZENS FORUM

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

4. LETTERS AND COMMUNICATION

   A. Building Permits for July 2026 **pg.1**

5. APPROVAL OF PLANNING COMMISSION MINUTES

   B. July14, 2026 **pg.2-3**

6. DISCUSSION ITEM:

   A. Discuss Single Family Home Rental Licensing **pg. 4-8**

7. NOTE COUNCIL MINUTES:
   A. July 16, 2026 **pg.9-11**

8. PLANNING COMMISSION INPUT

9. ADJOURNMENT

Permits Issued and Fees

From Date: 07/01/2026

To Date: 07/31/2026

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
LEX26-000085	Building	07/30/2026	9574 GRIGGS AVE	Rick's Roofing & Siding, Inc	Roofing	$9,100.00	$145.00		$1.00					$146.00
	Building: 1					$9,100.00	$145.00		$1.00					$146.00
LEX26-000079	Mechanical	07/08/2026	8701 DUNLAP AVE	THELEN PLUMBING HEATING AND AIR	Residential Furnace /AC	$16,888.12	$40.00		$1.00					$41.00
LEX26-000082	Mechanical	07/21/2026	8885 NAPLES ST	MIDWEST ELECTRIC AND GERERATOR	Residential Gas Line	$810.00	$40.00		$1.00					$41.00
LEX26-000083	Mechanical	07/28/2026	8720 DUNLAP AVE	Blue Ox	Residential Furnace /AC	$8,792.00	$40.00		$1.00					$41.00
LEX26-000084	Mechanical	07/27/2026	3833 EDITH LN	Bonfe Plg & Htg	Residential Furnace /AC	$8,836.00	$40.00		$1.00					$41.00
	Mechanical: 4					$35,326.12	$160.00		$4.00					$164.00
LEX26-000080	Plumbing	07/07/2026	8970 PASCAL AVE	Larson Plumbing		$1,200.00	$40.00		$1.00					$41.00
LEX26-000078	Plumbing	07/02/2026	9571 GRIGGS AVE	Commers Water Conditioning		$2,499.00	$40.00		$1.00					$41.00
	Plumbing: 2					$3,699.00	$80.00		$2.00					$82.00
LEX26-000081	Zoning	07/14/2026	9039 JACKSON AVE	Asphalt Driveway Company	Driveway/Pad		$60.00							$60.00
	Zoning: 1						$60.00							$60.00
GRAND TOTAL:	8					$48,125.12	$445.00		$7.00					$452.00
YEAR RUNNING TOTAL:	83					$556,355.06	$0.00	$2,746.89	$188.60					$12,201.64

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MINUTES
REGULAR PLANNING COMMISSION MEETING
July 14, 2026 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER
   A. Roll Call: Chairperson Bautch, Commissioners Johnson, Koch, Murphy, and Thorson.

Chairperson Bautch called to order the Regular Meeting for July 14, 2026, at 7:00 p.m. Commissioners Present: Koch, Murphy and Thorson. Excused Absence: Johnson. Also present: Kim Devries, Councilmember; Bill Petracek, City Administrator

2. CITIZENS FORUM

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

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

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

4. LETTERS AND COMMUNICATION

   A. Building Permits for June, 2026

No discussion on Letters and Communication

5. APPROVAL OF PLANNING COMMISSION MINUTES

   B. June 9, 2026

Thorson made a motion to approve the June 9, 2026 Planning Commission Minutes as presented. Murphy seconded the motion. Motion carried 4-0.

6. DISCUSSION ITEM:

No Discussion Items

7. NOTE COUNCIL MINUTES:
   A. June 4, 2026
   B. June 18, 2026

Discussion about the SBM Fire contract and the lease agreements for the fire station.

8. PLANNING COMMISSION INPUT

Koch stated that 9433 Hamline Ave has furniture at the curb and 4146 Edgewood has a car parked in the front yard.

9. ADJOURNMENT

Koch made a motion to adjourn the meeting at 7:24 p.m. Murphy seconded the motion. Motion carried 4-0.

Starter houses in suburbs vanishing

Firms buying, flipping single-family homes into rental properties.

A single-family home for rent on 81st Avenue N. in Brooklyn Park. S ingle-family housing being owned by private equity firms is on the rise.

BY SARAH RITTER AND GRETA KAUL THE MINNESOTA STAR TRIBUNE

From Inver Grove Heights to Fridley to Brooklyn Center, city leaders have all started to notice a change in their neighborhoods: investment firms swooping in to buy single-family homes.

In Maple Grove, one firm snapped up nearly 30 houses, concerning city leaders as they watched the more affordable starter homes get taken off the market and converted into rental properties.

The push by private equity firms into single-family real estate has spread across the Twin Cities suburbs in recent years, an echo of what happened in Minneapolis and St.

Paul in the early 2010s. And the rise of investor ownership continues to spark fierce debate — from city halls to Congress — about the effects on the homeownership rate and the limited stock of affordable housing.

"The rent they are charging for these homes is often more than one would pay for a mortgage," said Joe Hogeboom, Maple Grove's community development director. "And our concern is that opportunities for young families to build generational wealth are becoming less and less."

Worried about the trend, some suburbs have tried to limit investor-owned housing and concentration of rental properties, and are urging action at the state and federal levels.

Critics of the rise in investor ownership worry about firsttime homebuyers being outbid by companies, home prices going up and out-of-state absentee landlords.

But others emphasize that only a fraction of the singlefamily housing stock is owned by investors. They argue that firms sometimes purchase properties in need of repairs that first-time homebuyers couldn't finance or wouldn't want to take on. And they say more people want to rent single-family homes these days.

In the Twin Cities in 2024, the most recent year of data, the investor with the most homes, at more than 1,300, was Tricon, a division of investment firm Blackstone.

In a statement, a Tricon spokesperson said the company manages fewer than 0.1% of single-family homes in Minnesota.

"Over each of the past several years, we have been a net seller of homes in Minnesota."

The company said its rents cost less than owning a home and renting unlocks "opportunities for Americans to access great homes, in great communities."

Rentals boom across the suburbs

Most single-family rental homes are still owned by socalled "mom and pop" landlords who rent a single property they own but don't live in. But the number of large investors in the space has grown, data from the Federal Reserve Bank of Minneapolis show.

The share of Twin Cities single-family homes owned by investors — defined as owners with two or more properties they don't live in — more than doubled between 2006 and 2024, from 1.5% to 3.5%.

That's a jump from about 9,800 homes to 26,000.

Investors entered the single-family home market in a big way after the Great Recession, buying up homes in neighborhoods in north Minneapolis and Frogtown in St. Paul, many of them foreclosures. The number of investor-owned homes rose, then stabilized as the housing market regained its footing.

The low interest rates during the pandemic brought investors back into the single-family housing marketing, this time, showing more interest in the suburbs.

Cities like Brooklyn Center, Oak Park Heights and Inver Grove Heights have a higher share of investor-owned rentals than the metro as a whole.

In response, some cities have tried to curb or set some rules around investor-owned rentals.

Maple Grove a couple of years ago adopted new rules, including requiring rental property owners to have a local manager. Other Twin Cities suburbs, including Columbia Heights and St. Anthony, have capped how many rental properties are allowed in a certain area. St. Anthony also limited how many homes someone can own and rent out.

City leaders also point to the increase in investor-owned housing as they consider regulating Airbnbs and short-term rentals. Blaine officials cited the rise in corporate rental housing when they prohibited the backyard tiny homes called accessory dwelling units.

One reason investors might be attracted to the suburbs is standardization, said Laurie Goodman, founder of the Urban Institute's Housing Finance Policy Center. Homes built after 1990 are more likely to have doors, windows and other features that are common sizes, making them more economical to fix.

Pat Paulson, chair of the governmental affairs committee with Minnesota Realtors, said investors also are responding to higher demand for singlefamily rentals, a concept that soared in popularity during the pandemic.

"There are a lot of house-holds where people want to live in a house and in a neighborhood where there are houses, but they don't want to buy or aren't qualified to buy," Paulson said.

Restricting investor ownership

Rents are rising across the board. But they recently began soaring faster for single-family homes than apartments in many parts of the United States, including in the Twin Cities, according to research from the Urban Institute.

The average single-family home in the Twin Cities rented for $2,244 per month in 2024, about 40% more that it did in 2017. The average monthly rent for an apartment rose just 20% over that same time period, to $1,520.

Minnesota Sen. Liz Boldon has been working in recent years on tightening regulations for investor-owned housing, which she views as one of many factors making homeownership less attainable.

But a bill that would have restricted private equity companies to owning just 100 properties did not pass this session.

The measure would have affected at least five large investors who, according to the Minneapolis Fed, own more than 100 homes in the Twin Cities area.

"These firms are coming in, scooping up sometimes whole swaths of homes in a community, and they're really driven by profits," Boldon, DFL-Rochester, said.

"And that's what we're seeing in the suburbs right now, they're going to go where the profits are."

Proposed federal legislation that has gained bipartisan support would ban corporate landlords from buying more than 350 homes.

Home Line, a Minnesota tenant advocacy organization, supports such restrictions, based on experience working with these companies' tenants.

"They're just these Wall Street sort of investment landlords who are removed from the day-to-to-day," said Eric Hauge, co-executive director of the organization.

That can mean higher eviction rates and blanket policies in leases — sometimes ones that aren't even enforceable under state law, Hauge said. He cited research from the University of Minnesota's Center for Urban and Regional Affairs that found evictions rise with the size of a company's rental portfolio.

But Paulson, with Minnesota Realtors, argued against such blanket restrictions on corporate ownership without considering changing market conditions. He said home sellers often need to move fast, and limiting investors' purchasing power can make it harder to sell when buyer demand is low.

He pushed for a more incentive-based approach to encourage investors to sell their singlefamily homes.

In Maple Grove, city offi cials said in the past couple of years they've seen a drop in private equity firms buying homes, since the suburb required landlords to have a local presence.

But Hogeboom said he would still like to see changes.

"We want to make sure there's incentive on the state and federal level to encourage homeownership and first-time homebuyers," he said.

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MINUTES
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
JULY 16, 2026– 7:00 P.M.
9180 LEXINGTON AVENUE

1. **PLEDGE OF ALLEGIANCE**

2. **CALL TO ORDER:** – Mayor Murphy

A. Roll Call - Council Members: DeVries, Mahr, Winge and Hunt

Mayor Murphy called to order the Regular Council meeting for July 16, 2026 at 7:00 p.m. Councilmember's present: Devries, Hunt, Mahr, and Winge. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Quad Press; Fahim Karim, Police Officer, CLPD.

3. **CITIZENS FORUM**

No citizens were present to discuss items not on the agenda

4. **APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS**

Councilmember Winge made a motion to approve the agenda without changes or corrections. Councilmember Devries seconded the motion. Motion carried 5-0

5. **LETTERS AND COMMUNICATIONS:** *None*

No discussion on Letters and Communications.

6. **CONSENT ITEMS:**

A. Recommendation to Approve Council Minutes: June 18, 2026

B. Recommendation to Approve Claims and Bills:

Check #'s 54242 through 54292
Check #'s 54293 through 54340
Check #'s 16196 through 16210
Check #'s 16217 through 16230

C. Financial Reports

- Cash Balances
- Fund Summary – Budget to Actual

Councilmember Mahr made a motion to approve the consent agenda. Councilmember Devries seconded the motion. Motion carried 5-0.

7. ACTION ITEMS:

A. Recommendation to Approve Resolution 26-06 - A Resolution Opting to Cease Participation in the Statewide Volunteer Firefighter Plan.

Councilmember Winge made a motion to Approve Resolution 26-06 - A Resolution Opting to Cease Participation in the Statewide Volunteer Firefighter Plan. Councilmember Devries seconded the motion. Motion carried 5-0.

B. Recommendation to Approve Resolution 26-07 – A Resolution Authorizing a Budget Amendment and Permanent Fund Transfer.

Councilmember Devries made a motion to Approve Resolution 26-07 – A Resolution Authorizing a Budget Amendment and Permanent Fund Transfer. Councilmember Winge seconded the motion. Motion carried 5-0.

C. Recommendation to Approve Resolution 26-08 – A Resolution Appointing Election Judges for the Primary Election to be Held August 11, 2026 and for the General Election to be held November 3, 2026.

Councilmember Mahr made a motion to Approve Resolution 26-08 – A Resolution Appointing Election Judges for the Primary Election to be Held August 11, 2026 and for the General Election to be held November 3, 2026. Councilmember Devries seconded the motion. Motion carried 5-0.

D. Recommendation to Approve Resolution 26-09 – A Resolution Approving the Sale of Surplus Equipment.

Councilmember Mahr made a motion Approve Resolution 26-09 – A Resolution Approving the Sale of Surplus Equipment. Councilmember Devries seconded the motion. Motion carried 5-0.

E. Recommendation to Approve the 2027 North Metro Telecommunications Commission Budget.

Councilmember Winge made a motion to Approve the 2027 North Metro Telecommunications Commission Budget. Councilmember Devries seconded the motion. Motion carried 5-0.

F. Recommendation to Approve a Commercial Lease Agreement with Minnesota's Sixth Congressional District Republicans.

Councilmember Winge made a motion to Approve a Commercial Lease Agreement with Minnesota's Sixth Congressional District Republicans. Mayor Murphy seconded the motion. Motion carried 5-0.

G. Recommendation to Approve a Commercial Lease Agreement with Circle Pines - Lexington Lions Club.

Mayor Murphy made a motion to Approve a Commercial Lease Agreement with Circle Pines - Lexington Lions Club with an amendment to change the word officer to office. Councilmember Devries seconded the motion. Motion carried 5-0.

H. Recommendation to Approve Business License Renewals

Councilmember Devries made a motion to Approve Business License Renewals. Councilmember Winge seconded the motion. Motion carried 5-0.

8. MAYOR AND COUNCIL INPUT

Councilmember Mahr asked to have the packets printed for the City Council to not have the check register in an effort to conserve paper. Discussion ensued.

Councilmember Winge congratulated Brian Goetzke, on his recent appointment as the new Centennial Lakes Police Chief. Discussion ensued.

9. ADMINISTRATOR INPUT

No input from the administrator.

10. ADJOURNMENT

Mahr made a motion to adjourn the meeting at 7:19 p.m. Councilmember Devries seconded the motion. Motion carried 5-0.