

MINUTES
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.

Chairperson Bautch called to order the Regular Meeting for August 10, 2026, at 7:00 p.m. Commissioners Present: Johnson, Koch, Murphy and Thorson. Also present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney.

2. CITIZENS FORUM

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

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Koch made a motion to approve the agenda as typewritten. Murphy seconded the motion. Motion carried 5-0.

4. LETTERS AND COMMUNICATION

- A. Building Permits for July 2026

No discussion on Letters and Communication

5. APPROVAL OF PLANNING COMMISSION MINUTES

- B. July 14, 2026

Thorson made a motion to approve the July 14, 2026 Planning Commission Minutes as presented. Koch seconded the motion. Motion carried 5-0.

6. DISCUSSION ITEM:

- A. Discuss Single Family Home Rental Licensing

Petracek explained that the City Council is asking the Planning Commission to study issues surrounding single family homes being bought and rented out in Lexington. Petracek added that we are experiencing problems with single family homes being bought by investment companies and these companies not taking care of their properties or they are not being responsive to the City when improvements need to be made to their

properties. He added that these problems are shown in the article that he provided for them that was in the StarTribune. The article portrays that this problem is a metro wide issue. Discussion ensued.

Kurt Glaser, City Attorney, discussed the housing market of single family homes and preserving the housing stock from investment owners. Glaser explained what other city's are doing to combat this problem with single family homes being rented out. He stated:

- 1. St. Anthony limits their single-family rentals to 80 licenses.*
- 2. Mankato allows only 25% of property to be rentals*
- 3. Anoka restricts it to 10% rentals on every block.*

Glaser stated that each city needs to look at what they believe is a fair ration of single-family home rentals; there is not a one size that fits all when it comes to single family housing rentals. Discussion ensued.

Following the discussion, Petracek recapped the discussion by stating that city staff will research information, and he would bring it back to the Planning Commission for discussion:

- 1. How many single-family homes are currently being rented.*
- 2. Provide a map of the number of police calls regarding single family home rentals.*
- 3. The number of property maintenance and rental housing violations involving single family home rentals.*

7. NOTE COUNCIL MINUTES:
 - A. July 16, 2026

Some discussion on City Council minutes.

8. PLANNING COMMISSION INPUT

Thorson brought up some issues:

- 1. Pothole at Flowerfield/Albert Ave at stop sign.*
- 2. The police department stated a "no parking" would need to be put up in on South Highway Drive for semi-parking.*
- 3. 8915 Hamline Ave. has two dead trees.*
- 4. George's Texaco has a dead tree.*

9. ADJOURNMENT

Koch made a motion to adjourn the meeting at 7:42 p.m. Murphy seconded the motion. Motion carried 5-0.