



**City of Lake St. Croix Beach**  
City Hall  
16455 20<sup>th</sup> Street South  
Lake St Croix Beach, MN 55043

**Planning Commission**  
**May 6, 2026 - 6:00 PM**

Will be held *in person* at City Hall - and electronically/telephonically by Zoom  
Topic: Planning Commission  
Join Zoom Meeting  
Meeting ID: 992 441 7375  
Passcode: 5vh1rw

**AGENDA**

1. **CALL TO ORDER**
  - a. **Roll Call**

Samantha Fink	_____
Lynn Gallandat	_____
Linda O'Donnell	_____
Dawn Peterson	_____
John Sievert	_____
  
2. **APPROVE AGENDA**
  
3. **APPROVE MINUTES – April 1st, 2026**
  
4. **PUBLIC COMMENTS – Items not on the Agenda.**
  
5. **OPEN PUBLIC HEARING**

To consider Rezoning 1770 St. Croix Trail S (PID No.11.028.20.31.0007 & 11.028.20.31.0009) from R3 to RB and amending the Official Map to reflect the Rezoning from R3 to RB.

**CLOSE PUBLIC HEARING**
  
6. **DISCUSSION ON REZONING**

1770 St. Croix Trail S (PID No.11.028.20.31.0007 & 11.028.20.31.0009) from R3 to RB and amending the Official Map to reflect the Rezoning from R3 to RB.
  
7. **ZONING CODE REVIEW AND SCHEDULE**
  
8. **COMPREHENSIVE PLAN (IMAGINE 2050)**

Met Council Small Communities Planning Program. Letter of Intent sent.
  
9. **STAFF REPORT**
  
10. **COMMISSIONER REPORTS AND REQUESTS**

Samantha Fink  
Lynn Gallandat  
Linda O'Donnell  
Dawn Peterson  
John Sievert
  
11. **ADJOURN**



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## Planning Commission April 1, 2026 - 6:00 PM

Will be held *in person* at City Hall - and electronically/telephonically by Zoom

Topic: Planning Commission

Time: March 4, 2026 6:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/9924417375?pwd=dmJGMXgzMmFMSzZGNWptaUNUclg4Zz09>

Meeting ID: 992 441 7375

Passcode: 5vh1rw

### **MINUTES**

1. **CALL TO ORDER 6:05pm**

Before Roll Call, the Oath of Office was administered for both Lynn Gallandat and Dawn Peterson who were appointed to the Planning Commission at the City Council Meeting held on Monday, March 16<sup>th</sup>.

Roll Call:

Commissioner Fink – Present  
Commissioner Gallandat - Present  
Commissioner O'Donnell – Present  
Commissioner Peterson – Present via Zoom  
Commissioner Sievert – Present

2. **APPROVE AGENDA**

Motion made by Commissioner Sievert to approve the agenda, seconded by Commissioner O'Donnell.

Vote: Commissioner Fink – Aye  
Commissioner Gallandat - Aye  
Commissioner O'Donnell – Aye  
Commissioner Peterson – Aye  
Commissioner Sievert – Aye  
Motion passed 5:0

3. **APPROVE MINUTES – March 4<sup>th</sup>, 2026.**

Motion made by Commissioner O'Donnell to approve the minutes of March 4<sup>th</sup>, 2026 as presented, seconded by Commissioner Sievert.

Vote: Commissioner Fink – Aye  
Commissioner Gallandat - Aye  
Commissioner O'Donnell – Aye  
Commissioner Peterson – Aye  
Commissioner Sievert – Aye  
Motion passed 5:0

4. **PUBLIC COMMENTS – Items not on the Agenda - None.**

5. **OPENED PUBLIC HEARINGS**

**Opened Public Hearing – 6.12PM**

- a. To consider an Amendment to the City Code §157.043 Uses in Conservancy, Agricultural, Residential, Commercial and Industrial Districts of rental of cars, trailers, campers, trucks and similar equipment, retail business, sales – open lot displays with on-site display office, and trailer sales.

**Public Comments:**

Cindie Reiter – Doesn't feel that, because this is a residential district, it should be expanded to include other uses. Interim Use Permit (IUP) should be considered instead of Conditional Use Permit (CUP). Concerned about environmental issues surrounding fluids (gas and oil) leaking from stored vehicles.

Lynn Pritchett – Opposed to both Public Hearings proposals. She raised several concerns. No traffic study has been done to consider impact on traffic on CSAH 18. Concerned that the residential neighborhood on the west side of CSAH will be impacted adversely - Car Alarms and mechanical noise are current issues. Stated that there are locations for U-Haul rentals in neighboring cities. Asked that Planning Commission deny the proposal for the increased use and CUP amendment.

Dawn Bulera – Does the city gain any monetary advantage by amending the plan? Does not want LSCB to end up looking like Lakeland with all of its car dealerships. Concerned about traffic turning, no turn lane and narrow part of CSAH 18. suggested using a Temporary Permit to see how things work out. Wants to see the city be more forceful in enforcement of violations of permits and ordinances.

Kristina Wheeler – Resident since 2017. Agrees with Lynn Pritchett's comments. Noted that people walk through her yard to get to the business behind her house. Is affected by lights at night and car alarms that go off periodically. Does not feel that a U-Haul business is needed in LSCB.

**Closed Public Hearing – 6.24pm**

**Opened Public Hearing – 6.25pm**

- b. To consider an Amendment to the Conditional Use Permit for Buzzco, LLC at 1770 St. Croix Trail South, Lake St. Croix Beach allowing for rental of U-Haul trucks and trailers, retail sales of packing materials and sale of used trailers.

**Public Comments:** None as speakers added comments on both topics at first Public Hearing.

**Closed Public Hearing – 6.25pm.**

**CLOSED PUBLIC HEARING**

6. **DISCUSSION ON PUBLIC HEARINGS**

City Attorney Benson gave a brief explanation of the reasons for both of these amendments starting with item b.

b: City Attorney Benson started with the historical context of the property, which previously operated as a motor vehicle reduction yard before becoming an auto sales business due to legal non-conformities. She explained that the current zoning (R3) does not align with the city's 2040 comprehensive plan, which designates the parcel as commercial.

a: City Attorney Benson stated that LSCB has unique characteristics with its commercial businesses being surrounded by residential neighborhoods. CUPs provide conditions to reduce the disruptions caused to the neighboring residential areas. 1770 St. Croix Trail South, has applied for an amendment to add certain rental/sales to their business. The commission then began reviewing the conditional use permit application, which included requests to add rental trailers, moving trucks, and related supplies to the existing auto sales operation. A review of the existing CUP was done to clean it up for today's world.

Motion to send the CUP application to the city council as amended. Motion made by Commissioner Sievert, seconded by Commissioner Peterson.

Commissioner Fink – Aye

Commissioner Gallandat - Aye

Commissioner O'Donnell – Aye

Commissioner Peterson – Aye

Commissioner Sievert – Aye  
Motion passed 5:0

Motion to recommend to city council to rezone this parcel from R3 to RB to align with Comprehensive Plan. Motion made by Commissioner Sievert, seconded by Commissioner Peterson.

Commissioner Fink – Aye  
Commissioner Gallandat - Aye  
Commissioner O'Donnell – Aye  
Commissioner Peterson – Aye  
Commissioner Sievert – Aye  
Motion passed 5:0

Motion to recommend to City Council to allow auto service as an accessory use in the R3 district. Motion made by Commissioner Seivert, seconded by Commissioner Fink.

Commissioner Fink – Aye  
Commissioner Gallandat - Aye  
Commissioner O'Donnell – Aye  
Commissioner Peterson – Aye  
Commissioner Sievert – Aye  
Motion passed 5:0

7. **ZONING CODE REVIEW & SCHEDULE**

City Attorney Benson focused on reviewing the city's zoning code, which was based on a 1980 Washington County model code. She explained that they would not discuss proposed changes in detail during this meeting due to time constraints, but would instead review a comparison document showing differences between the current code and the Minnesota Basic Code. The commission discussed logistics around reviewing the document, with City Attorney Benson suggesting that having access to a laptop would be helpful for examining the detailed comments. This topic will be included in next month's agenda.

8. **COMPREHENSIVE PLAN (IMAGINE 2050)**

Met Council Small Communities Planning Program. No updates at this time. Keeping this on the agenda as a place marker for future discussion.

9. **STAFF REPORT**

Rental Property Update. City Staff is still working on updating/consolidating the rental property list.

10. **COMMISSIONER REPORTS AND REQUESTS**

Samantha Fink - Nothing to report  
Lynn Gallandat - Nothing to report  
Linda O'Donnell - Nothing to report  
Dawn Peterson - Nothing to report  
John Sievert - Nothing to report

11. **ADJOURN – 8.59pm**

Commissioner Peterson attended remotely via Zoom as she was out of town.

