



City of Lake St. Croix Beach
City Hall
16455 20th Street South
Lake St Croix Beach, MN 55043

Planning Commission

August 5, 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 – June 3rd, 2026**
4. **PUBLIC COMMENTS – Items not on the Agenda.**
5. **ZONING CODE REVIEW AND SCHEDULE**
 - a. **Zoning Districts**
 - b. **Schedule**
6. **COMPREHENSIVE PLAN (IMAGINE 2050)**
Met Council Small Communities Planning Program Update.
7. **STAFF REPORT**
8. **COMMISSIONER REPORTS AND REQUESTS**
Samantha Fink
Lynn Gallandat
Linda O'Donnell
Dawn Peterson
John Sievert
9. **ADJOURN**



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June 3, 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

MINUTES

1. **CALL TO ORDER – 6.03pm**
 - a. **Roll Call**

Samantha Fink	<u>Present</u>
Lynn Gallandat	<u>Present</u>
Linda O'Donnell	<u>Present</u>
Dawn Peterson	<u>Present</u>
John Sievert	<u>Present</u>
2. **APPROVE AGENDA –**
 - a. **Motion to approve the agenda as presented made by Commissioner O'Donnell, seconded by Commissioner Gallandat. Vote, all in favor. Motion passed 5:0.**
3. **APPROVE MINUTES – May 6th, 2026**
 - a. **Motion to approve the Minutes of the May 6th Meeting as presented made by Commissioner Gallandat, seconded by Commissioner Peterson. Vote, all in favor. Motion passed 5:0.**
4. **PUBLIC COMMENTS – Items not on the Agenda. None.**
5. **ZONING CODE REVIEW AND SCHEDULE**

Zoning Districts: The Planning Commission meeting focused on reviewing and discussing proposed changes to the city's zoning code, particularly residential districts. City Attorney Benson led the discussion on transitioning from table-based formatting to a more user-friendly league model format. The commission reviewed permitted uses, accessory buildings, and agricultural definitions, with discussions about whether to retain rural designations and allow forestry operations. Key decisions included moving forward with the new format structure and simplifying agricultural definitions to focus on gardens rather than separate rural and suburban categories. The commission also clarified the distinction between principal and accessory uses on properties. The Commission discussed whether to allow accessory buildings on lots without a principal residence, with City Clerk Ashby explaining that current practice prohibits this but the code language is unclear. After reviewing GIS data showing only a few small vacant lots remaining in the district, the Commission decided to maintain the existing requirement that accessory buildings must be associated with a principal residence on the property. The group discussed various types of businesses and

activities that should be allowed or prohibited in the R1 residential district. They decided to remove several items including clear-cutting, commercial recreation, golf courses, greenhouses for commercial production, student housing, institutional housing, sober homes, and nature centers. The discussion also covered existing uses like kennels (limited to three dogs without a permit, or four or more with a conditional use permit), daycare centers, and churches. The group clarified that multiple-family dwellings should be removed due to lack of central sewer service in the R1 district. The group discussed zoning regulations for different residential districts, focusing on lot dimensions, setbacks, and building requirements. They agreed to maintain consistent conditional use standards across districts and decided to keep dimensional standards similar between R1 and R2 districts, with the main difference being that churches are allowed in R2 but not R1.

The discussion concluded with plans to address home occupations through conditional use permits in a future performance standards review.

b. Schedule

Discussion on canceling July Mtg. Agreed that next meeting would be August 5th, 2026.

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

Met Council Small Communities Planning Program Update. City Clerk Ashby let Commissioners know that contract had been signed and accepted by Met Council. Planning Commission will be the main group reviewing the Comp Plan and will work with Met Council staff over the next year to engage residents for feedback on different topics.

7. **STAFF REPORT – NOTHING TO REPORT**

8. **COMMISSIONER REPORTS AND REQUESTS**

Samantha Fink – commented about garbage and recycling on their street. All neighbors put recycling on one side and garbage on the other of the street so trucks only need to make one sweep down their street. Suggests other neighborhoods consider doing this too.

Lynn Gallandat – Nothing to report

Linda O'Donnell - Nothing to report

Dawn Peterson – Nothing to report

John Sievert – is seeing a lot of unlicensed ATVs on Riviera Ave S and motor scooters travelling at excessive speeds. City Council could appoint a group to look into this. Sheriff's Department is aware of this issue and has increased patrols around town.

9. **ADJOURN – 8.24pm**

§ 151.25 ~~C-1-CENTRAL-BUSINESS~~Commercial (RB) DISTRICT.[LM1.1]

(A) *Purpose.* The purpose of the ~~C-1-Central-Business~~Commercial (RB) District is in recognition of the existing downtown business and commercial development and the need for its future expansion, rehabilitation and redevelopment.

~~(B) Permitted uses and structures.~~

~~(1) Business and commercial establishments including:~~

~~(a) Retail establishments, including grocery, hardware, drug, clothing, variety and furniture stores; eating and drinking places, auto dealers, automobile service stations, farm implement dealerships, farm supply stores, seasonal evergreen sales and meat locker shops.~~

~~(b) Personal services, including laundries, beauty shops, barber shops, funeral homes, shoe repair shops, printing and publishing shops and photographic studios.~~

~~(c) Professional services, including medical and dental clinics and attorney's offices.~~

~~(d) Repair services, including automobile, jewelry, radio and television repair shops, appliance repair shops, farm and implement repair shops, plumbing contractor's shop and electrical contractor's shop.~~

~~(e) Entertainment and amusement services, including motion picture theatres, recreation halls and bowling alleys.~~

~~(f) Lodging services, including hotels and motels.~~

~~(g) Finance, insurance, real estate and tax services.~~

~~(2) Public and semi-public buildings, including post office, fire hall and city hall.~~

~~(3) Private clubs.~~

~~(4) Apartments, provided they are located above the first floor level.~~

~~(5) Automobile parking lots.~~

~~(6) Essential services, such as sewer, water, telephone and electric utility facilities.~~

~~(7) Churches and places of religious assembly.~~

~~(C) Accessory uses. Uses incidental to the foregoing principal uses, such as off-street parking and loading and unloading areas, signs, indoor storage of merchandise and wholesaling and manufacturing, when incidental to a permitted use, solar panels, satellite dishes and antennas.~~

~~(D)~~(B) *Conditional uses.* Within the Commercial (RB) C-1 District no structure or land shall be used for the following except by conditional use permit and in conformance with the standards specified in division (I) of this section.

~~(1) One and two-family dwellings and multiple-family dwellings, including manufactured homes meeting the standards as set forth in § 151.24, and manufactured home parks licensed by the state. Antennae or towers over 45 feet in height~~

~~(2) Nonresidential licensed day-care facilities. Armories, convention halls and similar uses~~

~~(3) Outdoor storage incidental to a principal use. Auto/car wash~~

~~(4) Drive-thru or drive-up window accessory to a principal use. Automobile service station~~

~~(5) Sidewalk cafes and outdoor eating or dining areas accessory to a principal use. Boat, trailer, marine sales (enclosed)~~

(6) Business – seasonal

(7) Drive-in Business

(8) Essential services – transmission services, buildings and storage

(9) Fuel sales

- (10) Hotel or motel
- (11) Interim Uses
- (12) Land reclamation
- (5) ~~Motel or hotel~~ [LM2.1]
- (13) Nature centers – private or public
- (14) Parks
- (15) Recreation Equipment Storage – Commercial
- (16) Rental of cars, trailers, campers, trucks and similar equipment
- (17) Sales – open Lot displays with on-site display office
- (18) Sales – open Lot (outdoor) displays but no office
- (19) Service station
- (20) Signs – advertising
- (21) Structure – historic, scenic, and the like
- (22) Structure – temporary or interim Use
- (23) Supper club
- (24) Theater
- (25) Truck and automobile service station
- (26) Utility substations
- (27) Vehicle sales (enclosed)
- (28) Veterinary clinic
- (29) Wooden boat restoration and repair

~~(E)~~(C) *Lot requirements and setbacks.* The following minimum requirements shall be observed in C-1 Districts, subject to additional requirements, exceptions and modifications set forth in this chapter:

(1) *Lot area.* ~~Non~~minimum 24,000 square feet (non-residential).

~~(2) Lot width. None.~~

~~(3) Setbacks.~~

~~(a) Front yards. None.~~

~~(b) Side yards. None.~~

~~(c) Rear yards. 15 feet.~~

~~(4) All lots shall front on and have ingress and egress by means of a public right of way.~~

~~(F)~~(D) *Building requirements; height.* No structure shall exceed ~~3 stories or~~ 345 feet, ~~whichever is less.~~

~~(G)~~(E) *Parking.* Refer to §§ 151.35 through 151.39.

~~(H)~~(F) *Height limitations.* Height [LM3.1] limitations shall not apply to water towers, chimneys, flag poles, antennae, wind energy conversion systems, church spires, church belfries or church domes not containing habitable space and support towers permitted by § 150.04.

~~(I) Conditional use permit standards for the C-1 Central Business District.~~

~~(1) Purpose. It is the intent of the city in establishing general and specific criteria for conditional uses that such uses be subject to careful evaluation to ensure that their location, size and design are consistent with the standards, purposes and procedures of this chapter and the comprehensive plan, if one exists. The Planning Commission, if one exists, may recommend and the City Council may impose conditions on such uses in order to effect the purpose of this chapter.~~

~~(2) General standards. No conditional use permit shall be granted unless the City Council determines that all of the following standards will be met:~~

~~(a) The use is consistent with the intent of this chapter;~~

~~(b) The use is consistent with the goals, policies and objectives of the comprehensive plan, if one exists;~~

~~(c) The use does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements; and[CB4.1]~~

~~(d) The use does not have an undue adverse impact on the public health, safety or welfare.~~

~~(e) The use meets meet the performance standards of § 151.30.~~

~~(3) *Specific [LM5.1][CB5.2] standards.* In addition to the standards specified in division (2) above, no conditional use permit shall be granted unless the City Council determines that all of the specific standards contained in this division (I) will be met.~~

~~(a) One and two family dwellings and multiple family dwellings, including manufactured homes meeting the standards set forth in § 151.24 and manufactured home parks licensed by the state.~~

~~1. Building and site design shall provide a quality residential environment which is compatible with the permitted use;~~

~~2. At least two off street parking spaces must be provided for the each residential unit, with such parking to be in a garage, carport or on a paved area specifically intended for that purpose;~~

~~3. The dwelling unit must be in compliance with all applicable building, housing, electrical, plumbing, heating and related city codes;~~

~~4. The use will be permitted only where the dwelling unit will not have an undue adverse impact on adjacent properties and where there will not be a substantial alteration of the neighborhood character;~~

~~5. The city may require buffering or screening if needed.~~

~~(b) Nonresidential licensed daycare facilities.~~

~~1. Shall have loading and drop off points designed to avoid interfering with traffic and pedestrian movements and designed to promote the safety of children entering the center;~~

~~2. Outdoor play areas shall be fenced and located and designed in a manner which mitigates visual and noise impacts on adjoining residential areas (if any);~~

~~3. One parking space for each six attendees based on the licensed capacity of the center shall be provided; and~~

~~4. Shall obtain all applicable state, county and city licenses.~~

~~(c) Outdoor storage incidental to a principal use.~~

~~1. Outdoor storage shall not be located within 100 feet of any residential parcel;~~

~~2. Outdoor storage shall be screened by suitable materials, such as a fence or natural landscaping features (trees, shrubbery, berms), as determined by Council. The screen must be, at minimum, equal to the height of the tallest item stored on the site;~~

~~3. Outdoor storage must be located in a rear or side yard;~~

~~4. Shall be kept in a neat and orderly fashion;~~

~~5. Shall not contain any unlicensed or inoperable motor vehicles; and~~

~~6. Shall not be operated in a manner as to constitute a nuisance or harborage of rodents or other wild animals.~~

~~(d) Drive-thru or drive-up windows accessory to a principal use.~~

~~1. Drive-up windows and stacking areas shall not be located adjacent to any residential parcel;~~

~~2. Stacking areas shall provide for a minimum of six cars per aisle;~~

~~3. Public address system shall not be audible from any residential parcel;~~

~~4. Drive-up windows and stacking areas shall be screened with suitable materials from adjacent parcels; and~~

~~5. Drive-up windows shall be designed to avoid interfering with traffic and pedestrian movements.~~

~~(e) Sidewalk cafes and outdoor eating or dining areas accessory to a principal use.~~

~~1. Shall be located in a controlled or cordoned area with at least one opening to an acceptable pedestrian walk. When a liquor license is involved, an enclosure is required and the enclosure shall not be interrupted; access shall be only through the principal building;~~

- ~~2. Shall not be permitted within 200 feet of any residential parcel and shall be separated from residential parcels by the principal structure or other method of screening acceptable to the city;~~
 - ~~3. Shall be located and designed so as not to interfere with pedestrian and vehicular circulation;~~
 - ~~4. Shall not be located to obstruct parking spaces;~~
 - ~~5. Shall be located adjacent to an entrance to the principal use;~~
 - ~~6. Shall be equipped with refuse containers and periodically patrolled for litter pick-up;~~
 - ~~7. Shall not have speakers or audio equipment which is audible from adjacent parcels.~~
- Penalty, see § 151.99

§ 151.26 ~~C-2~~ COMMERCIAL (GB) DISTRICT[LM6.1].

(A) *Purpose.* The purpose of the ~~C-2~~ Commercial (GB) District is to provide for commercial development outside of the C-1 Central Business District.

~~(B) Permitted uses and structures. All uses of a commercial nature, including retail, light industrial, wholesale, service, office, financial, recreational, professional, lodging, and sexually-oriented businesses in compliance with Chapters 119 and 153, including all uses permitted in the C-1 Central Business District, and those other commercial uses as are not considered industrial as listed in § 151.27.~~

~~(C) Accessory uses. Those accessory uses permitted in the C-1 Central Business District.~~

(B) Conditional uses. Within the C-2 district no structure or land shall be used for the following except by conditional use permit and in conformance with the standards specified in section (I) of this ordinance:

- (1) All conditional uses permitted in the C-1 District.
- (2) Manufacturing – general
- (3) Marina – including boat rental and the like
- (4) Research
- (5) Storage – as a principal use
- (1)(6) Waterfront Uses – industrial, shipping and the like

~~(D) Lot requirements and setbacks. The following minimum requirements shall be observed in C-2 Districts, subject to additional requirements, exceptions and modifications set forth in this chapter:~~

- ~~(1) Lot area. None.~~

~~(2) Lot width. None.~~

~~(3) Setbacks.~~

~~(a) Front yards. None.~~

~~(b) Side yards. None.~~

~~(c) Rear yards. 15 feet.~~

~~(4) All lots shall front on and have ingress and egress by means of a public right of way.~~

~~(E) Building requirements; height.~~ No structure shall exceed three stories or 45 feet, whichever is less.

~~(F) Parking. Refer to §§ 151.35 through 151.39.~~

~~(G)~~(C) Height limitations shall not apply to water towers, chimneys, flag poles, antennae, wind energy conversion systems, church spires, church belfries or church domes not containing habitable space and support towers permitted by § 150.04.

~~(H)~~(D) Conditional use permit standards for the C-2 Central Business District.

(1) *Purpose.* It is the intent of the city in establishing general and specific criteria for conditional uses that such uses be subject to careful evaluation to ensure that their location, size and design are consistent with the standards, purposes and procedures of this chapter and the comprehensive plan, if one exists. The Planning Commission, if one exists, may recommend and the City Council may impose conditions on such uses in order to effect the purpose of this chapter.

(2) *General standards.* No conditional use permit shall be granted unless the City Council determines that all of the following standards will be met:

(a) The use is consistent with the intent of this chapter;

(b) The use is consistent with the goals, policies and objectives of the comprehensive plan, if one exists;

(c) The use does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements;

(d) The use does not have an undue adverse impact on the public health, safety or welfare;
and

(e) The use meets the performance standards of § 151.30.[CB7.1]

~~(3) Specific [LM8.1][CB8.2] standards. In addition to the standards specified in division (2) above, no conditional use permit shall be granted unless the City Council determines that all of the specific standards contained in this subdivision will be met.~~

~~(a) One and two family dwellings and multiple family dwellings, including manufactured homes meeting the standards set forth in § 151.24 and manufactured home parks licensed by the state.~~

~~1. Building and site design shall provide a quality residential environment which is compatible with the permitted use;~~

~~2. At least two off street parking spaces must be provided for the each residential unit, with such parking to be in a garage, carport or on a paved area specifically intended for that purpose;~~

~~3. The dwelling unit must be in compliance with all applicable building, housing, electrical, plumbing, heating and related city codes;~~

~~4. The use will be permitted only where the dwelling unit will not have an undue adverse impact on adjacent properties and where there will not be a substantial alteration of the neighborhood character; and~~

~~5. The city may require buffering or screening if needed.~~

~~(b) Nonresidential licensed daycare facilities.~~

~~1. Shall have loading and drop-off points designed to avoid interfering with traffic and pedestrian movements and designed to promote the safety of children entering the center;~~

~~2. Outdoor play areas shall be fenced and located and designed in a manner which mitigates visual and noise impacts on adjoining residential areas (if any);~~

~~3. One parking space for each six attendees based on the licensed capacity of the center shall be provided; and~~

~~4. Shall obtain all applicable state, county and city licenses.~~

~~(c) Outdoor storage incidental to a principal use.~~

~~1. Outdoor storage shall not be located within 100 feet of any residential parcel;~~

~~2. Outdoor storage shall be screened by suitable materials, such as a fence or natural landscaping features (trees, shrubbery, berms), as determined by Council. The screen must be, at minimum, equal to the height of the tallest item stored on the site;~~

~~3. Outdoor storage must be located in a rear or side yard;~~

~~4.— Shall be kept in a neat and orderly fashion;~~

~~5.— Shall not contain any unlicensed or inoperable motor vehicles; and~~

~~6.— Shall not be operated in a manner as to constitute a nuisance or harborage of rodents or other wild animals.~~

~~(d) Drive thru or drive up windows accessory to a principal use.~~

~~1.— Drive up windows and stacking areas shall not be located adjacent to any residential parcel;~~

~~2.— Stacking areas shall provide for a minimum of six cars per aisle;~~

~~3.— Public address system shall not be audible from any residential parcel;~~

~~4.— Drive up windows and stacking areas shall be screened with suitable materials from adjacent parcels; and~~

~~5.— Drive up windows shall be designed to avoid interfering with traffic and pedestrian movements.~~

~~(e) Sidewalk cafes and outdoor eating or dining areas accessory to a principal use.~~

~~1.— Shall be located in a controlled or cordoned area with at least one opening to an acceptable pedestrian walk. When a liquor license is involved, an enclosure is required and the enclosure shall not be interrupted; access shall be only through the principal building;~~

~~2.— Shall not be permitted within 200 feet of any residential parcel and shall be separated from residential parcels by the principal structure or other method of screening acceptable to the city;~~

~~3.— Shall be located and designed so as not to interfere with pedestrian and vehicular circulation;~~

~~4.— Shall not be located to obstruct parking spaces;~~

~~5.— Shall be located adjacent to an entrance to the principal use;~~

~~6.— Shall be equipped with refuse containers and periodically patrolled for litter pick-up;~~
and

~~7.1. Shall not have speakers or audio equipment which is audible from adjacent parcels.~~

§ 151.25 Commercial (RB) DISTRICT.

(A) *Purpose.* The purpose of the Commercial (RB) District is in recognition of the existing downtown business and commercial development and the need for its future expansion, rehabilitation and redevelopment.

(B) *Conditional uses.* Within the Commercial (RB) District no structure or land shall be used for the following except by conditional use permit and in conformance with the standards specified in division (I) of this section.

- (1) Antennae or towers over 45 feet in height
- (2) Armories, convention halls and similar uses
- (3) Auto/car wash
- (4) Automobile service station
- (5) Boat, trailer, marine sales (enclosed)
- (6) Business – seasonal
- (7) Drive-in Business
- (8) Essential services – transmission services, buildings and storage
- (9) Fuel sales
- (10) Hotel or motel
- (11) Interim Uses
- (12) Land reclamation
- (13) Motel or hotel
- (14) Nature centers – private or public
- (15) Parks
- (16) Recreation Equipment Storage – Commercial
- (17) Rental of cars, trailers, campers, trucks and similar equipment
- (18) Sales – open Lot displays with on-site display office
- (19) Sales – open Lot (outdoor) displays but no office
- (20) Service station
- (21) Signs – advertising
- (22) Structure – historic, scenic, and the like
- (23) Structure – temporary or interim Use
- (24) Supper club
- (25) Theater
- (26) Truck and automobile service station
- (27) Utility substations
- (28) Vehicle sales (enclosed)
- (29) Veterinary clinic
- (30) Wooden boat restoration and repair

(C) *Lot requirements and setbacks.* The following minimum requirements shall be observed in C-1 Districts, subject to additional requirements, exceptions and modifications set forth in this chapter:

(1) *Lot area.* minimum 24,000 square feet (non-residential) .

(D) *Building requirements; height.* No structure shall exceed 35 feet.

(E) *Parking.* Refer to §§ 151.35 through 151.39.

(F) *Height limitations.* Height limitations shall not apply to water towers, chimneys, flag poles, antennae, wind energy conversion systems, church spires, church belfries or church domes not containing habitable space and support towers permitted by § 150.04.

§ 151.26 COMMERCIAL (GB) DISTRICT.

(A) *Purpose.* The purpose of the Commercial (GB) District is to provide for commercial development outside of the C-1 Central Business District.

(B) *Conditional uses.* Within the C-2 district no structure or land shall be used for the following except by conditional use permit and in conformance with the standards specified in section (I) of this ordinance:

(1) All conditional uses permitted in the C-1 District.

(2) Manufacturing – general

(3) Marina – including boat rental and the like

(4) Research

(5) Storage – as a principal use

(6) Waterfront Uses – industrial, shipping and the like

(C) *Building requirements; height.* No structure shall exceed three stories or 45 feet, whichever is less. Height limitations shall not apply to water towers, chimneys, flag poles, antennae, wind energy conversion systems, church spires, church belfries or church domes not containing habitable space and support towers permitted by § 150.04.

(D) Conditional use permit standards for the C-2 Central Business District.

(1) *Purpose.* It is the intent of the city in establishing general and specific criteria for conditional uses that such uses be subject to careful evaluation to ensure that their location, size and design are consistent with the standards, purposes and procedures of this chapter and the comprehensive plan, if one exists. The Planning Commission, if one exists, may recommend and the City Council may impose conditions on such uses in order to effect the purpose of this chapter.

(2) *General standards.* No conditional use permit shall be granted unless the City Council determines that all of the following standards will be met:

- (a) The use is consistent with the intent of this chapter;
- (b) The use is consistent with the goals, policies and objectives of the comprehensive plan, if one exists;
- (c) The use does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements;
- (d) The use does not have an undue adverse impact on the public health, safety or welfare;
- (e) The use meets the performance standards of § 151.30.

1.