

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
AUGUST 26, 2025**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Tuesday, August 26, 2025, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Kenninger called the meeting to order with Commissioners Arnob, Reed, Buggi, and Rivera. Commissioners Ellis and Beadner were absent.

Staff present included the following; Community Development (CD) Director Adam Kienberger, Senior Planner Anthony Nemcek, Planner Julia Hogan, and CD Technician Liz Kohler.

The Pledge of Allegiance was said.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

- a. Minutes of the June 24, 2025 Regular Meeting Minutes

Motion by Reed Second by Buggi

Motion to approve the minutes of the June 24, 2025 Regular meeting.

Ayes: 4.

Nays: None. Motion Carried.

OLD BUSINESS

None.

PUBLIC HEARINGS

- a. Request by Xcel Energy for approval of a Site Plan Review to construct a 140-foot private telecommunications monopole at an existing public utility substation.

Planner Hogan presented a request for a site plan review to construct a 140-foot private telecommunications monopole at an existing public utility substation. The pole will assist in establishing their private LTE network. Hogan presented the site location, site plan, access, and parking. Hogan noted that the maximum height allowed would be 250 feet. She also presented on the fencing, screening, and site lighting for the project. Staff recommended approval.

Chairperson Kenninger asked if there was adequate space for the semi-trucks to come in for the construction of the pole. Hogan responded that there shouldn't be any disruption to traffic.

Chairperson Kenninger opened the public hearing.

Motion by Kenninger Second by Reed

Motion to close the public hearing.

Ayes: 5.

Nays: None. Motion Carried.

Motion by Kenninger Second by Buggi

Motion to approve the site plan review to allow Xcel Energy to construct a 140-foot private telecommunications monopole at their existing public utility substation, subject to the following conditions:

1. Applicant shall obtain any required building permits.
2. Conformance with all other requirements of applicable regulatory agencies.

Ayes: 5.

Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

- a. Discussion on potential amendments to the zoning ordinance.

Senior Planner Nemcek presented discussion items regarding amendments to the zoning ordinance focusing on fence height standards and educational services in the B-2 employment district. He discussed fence height standards on corner lots. He noted the commonality of the request for six-foot fences in side yards on corner lots and staff's research of other cities' regulations. Commissioner Rivera asked if the city had any setbacks. Nemcek replied that fences can be built up to but not on a property line and there is a three-foot setback from any sidewalks or bituminous trail. Nemcek also clarified that fences could be built in drainage and utility easements. Commissioner Reed asked about the original rationale. Nemcek responded that it was likely to avoid a tunneling effect. The commission indicated that they would be in favor of the amendment.

Nemcek also presented on educational services as a use in the B-2 zoning district. He explained that this was brought up by the Biscayne Business Park in regard to a dance studio. He discussed staff research on dance studios in business parks in surrounding or similar cities. He noted that staff's opinion was that activity mostly occurred inside, and the only issue could be many parents coming and going at one time. Nemcek presented the two possible outcomes of either adding educational services as a permitted use in the B-2 zoning district or updating the definition of a commercial indoor recreation facility to include dance studios. The commission indicated that they would be in favor of a change. Commissioner Buggi noted that other similar types of businesses should be included as well. Chairperson Kenninger asked if educational services were allowed in the B-1 zoning district. Nemcek confirmed that they were. The

commission indicated that they would be leaning toward adding educational services as a permitted use in the B-2 zoning district. Nemcek clarified that staff will be bringing forward an official change in the future.

ADJOURNMENT

Chairperson Kenninger discussed the next few months of meetings. She also noted upcoming events.

There being no further business to come before the Planning Commission at the regular commission meeting, the meeting was adjourned at 7:07 p.m.

Respectfully submitted,

Liz Kohler
Community Development Technician