

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
SEPTEMBER 23, 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, September 23, 2025, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

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

Staff present included the following; Community Development Director Adam Kienberger, Senior Planner Anthony Nemcek, and Planner Julia Hogan.

The Pledge of Allegiance was said.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

- a. Minutes of the August 26, 2025, Regular Meeting Minutes

Motion by Kenninger Second by Reed

Motion to approve the Minutes of the August 26, 2025 Regular Planning Commission

Ayes: 5.

Nays: None. Motion Carried.

OLD BUSINESS

None.

PUBLIC HEARINGS

- a. Request by Aspen Fields, LLC., for a Site Plan Review to develop a childcare facility.

Planner Hogan presented on a request for a site plan review to develop a childcare facility in the Aspen Fields development. She showed the site location, site plan, parking, and access. Hogan discussed site constraints and setbacks. She showed exterior material standards, elevations, landscaping plans, and lighting plans. Staff recommended approval.

Chairperson Kenninger opened the public hearing.

Motion by Kenninger Second by Reed

Motion to close the public hearing

Ayes: 5.

Nays: None. Motion Carried.

Commissioner Reed noted his excitement for the growing local business.

Motion by Reed Second by Beadner

Motion to approve a site plan review allowing Aspen Fields, LLC, to construct a childcare facility, subject to the following conditions:

- a. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated September 16, 2025.
- b. Payment of \$21,510 in lieu of park land dedication prior to the issuance of a building permit.
- c. Payment of any remaining development fees not collected during the plat process.
- d. The applicant shall apply for and receive a sign permit prior to the installation of any site signage.
- e. The applicant shall apply for and receive a fence permit prior to the installation of any fencing on site.
- f. Light fixtures within 100 feet of a residential property line shall be no higher than 20 feet.
- g. Any landscaping that is located within the 50-foot well easement areas must be relocated.

Ayes: 5.

Nays: None. Motion Carried.

- b. Request by Frattalone Companies, Inc. for the transfer and renewal of the Vesterra/StoneX Small-Scale Mineral Extraction permit

Senior Planner Nemcek presented on a request by Frattalone Companies, Inc. for the transfer and renewal of the Vesterra StoneX small scale mineral extraction permit. He showed the mining area and access, and discussed the zoning. He also showed the mining and reclamation plans. Nemcek explained that the current owner would be completing reclamation of the northern section of the mine before transferring ownership. Commissioner Reed asked about the other mine operated by Frattalone Companies. Nemcek confirmed they operate another mineral extraction site near Emery Avenue on the eastern side of the city. Commissioner Reed also asked about how the reclamation process will be handled with the city. Nemcek responded that they will contact the city, and it will be inspected based on grade and topsoil depth. No complaints to the police department were indicated to city staff.

Chairperson Kenninger opened the public hearing.

Nathan Johnson

14252 Anston Avenue

Johnson expressed concerns over the length of the process of mining and what will be done with the property after mineral extraction is complete. Johnson also asked if any fencing would be put up.

Scott Spisak

Frattalone Companies

Spisak stated that he would not be able to give an exact year for completion because timelines vary based on market conditions. He gave a range of five to ten years. Spisak also noted that Flint Hills owns the property, so he could not speak to what the property will eventually be. He also stated that they will likely put up a temporary fence based on the residential neighborhood now located nearby.

Motion by Kenninger Second by Rivera

Motion to close the public hearing

Ayes: 5.

Nays: None. Motion Carried.

Motion by Reed Second by Arnob

Motion to recommend the City Council approve the renewal of a Small Scall Mineral Extraction Permit allowing Frattalone Companies, Inc. to take over the mining operation from Vesterra/StoneX, subject to the terms and conditions in the attached 2026 Conditions for Mineral Extraction.

Ayes: 5.

Nays: None. Motion Carried.

c. Amendments to the Zoning Ordinance of the Rosemount City Code

Senior Planner Nemcek presented on four proposed amendments to the Zoning Ordinance. He discussed the recommendation for the changes to non-residential district uses. The recommendation includes updating permitted uses in the B-2 district to include educational services. This recommendation comes from feedback in previous discussion with the commission.

Nemcek also discussed a change to the code section on principal uses in commercially zoned properties. The proposed change is a result of inquiries about commercial event centers. He explained the two specific standards under consideration related to the property owner and venue operator being the same person and residing on the property, and the maximum number of guests. Nemcek noted the previous discussion with the commission and staff's recommendation to update the ordinance to say the operator or their designee must be on the premises for the duration of the event and the maximum number of guests shall be based on the size of site, structures, parking availability and other relevant factors.

Commissioner Reed asked how the exact number of guests would be calculated. Nemcek responded that the site plan would determine the maximum number of people and gave an example of how that might look. Kienberger noted that this definition would cover other codes that would impact occupancy, including the fire code. Commissioner Beadner asked if the traffic and roadways of the area around the property would also be a consideration. Nemcek responded that the event centers are typically located in rural areas without many neighbors, and they are limited in their locations to certain parts of the city.

He also presented on changes to the code regarding accessory uses related to outdoor dining areas. Nemcek stated that the city council had approved an amendment to the city code as it relates to liquor licensing and the requirements for businesses with an outdoor area. He noted the previous discussion with the commission and staff's recommendation to update the ordinance to better fit the businesses in the city and align it better with the liquor licensing requirements.

Nemcek also presented on residential fencing standards, particularly fence height on corner lots. He described staff research on the topic and noted the commission's feedback from a previous meeting. Staff's recommendation would include the removal of the 48-inch maximum height in side yards of corner lots that abut another front yard.

The last proposed amendment was to landscaping, screening, and buffering standards. The first aspect was surrounding parking lot landscaping and the recommendation that parking lot trees could count toward the total trees required by site area. He clarified that this wouldn't remove the parking lot specific tree requirement, but those would now be included in the total instead of in addition to the total. The second component related to screening requirements for 90 percent opacity and stated that staff would like to revisit that aspect in the future after completing more research with a landscape architect.

Chairperson Kenninger opened the public hearing.

Motion by Kenninger Second by Beadner

Motion to close the public hearing

Ayes: 5.

Nays: None. Motion Carried.

Motion by Kenninger Second by Reed

Motion to recommend the City Council approve zoning code amendments related to sections 11-4-2, 11-6-3, 11-6-8, 11-7-5, and 11-7-6 as described in the staff report dated September 23, 2025 with the addition to section 11-7-6 5B that the second reference to trees be stricken.

Ayes: 5.

Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

Commissioner Rivera asked for a status update on a few projects. Staff provided an update and agreed to look into another item. Commissioner Rivera also asked for an update on the Speedway site. Kienberger responded that the city website lists the updates from the public input that has been completed so far. He stated that next steps included putting out a request for proposals for developments and then bringing those to the Port Authority sometime in the new year.

Chairperson Kenninger went over the next schedule for the next three meetings.

ADJOURNMENT

There being no further business to come before the Planning Commission at the regular commission meeting the meeting was adjourned at 7:19 p.m.

Respectfully submitted,

Liz Kohler
Community Development Technician