

**ROSEMOUNT PLANNING COMMISSION  
REGULAR MEETING PROCEEDINGS  
JANUARY 27, 2026**

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Tuesday, January 27, 2026, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Kenninger called the meeting to order with Commissioners Rivera, Reed, Buggi, Beadner, and Ellis. Commissioner Arnob was 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 November 25, 2025 Regular Meeting Minutes

**Motion by** Kenninger **Second by** Beadner

**Motion** to approve of the November 25, 2025 regular meeting minutes.

**Ayes: 6.**

**Nays: None. Motion Carried.**

**OLD BUSINESS**

None.

**PUBLIC HEARINGS**

- a. Request by Brian Verkinderen for variances to allow for an accessory structure to exceed the maximum allowable aggregate area for detached accessory structures and to allow for the installation of a second driveway and curb cut on the property.

Planner Hogan presented a request by Brian Verkinderen for variances to allow for an accessory structure to exceed the maximum allowable aggregate area for detached accessory structures and to allow for the installation of a second driveway and curb cut on the property. Hogan showed the site location, property survey, aerial images. Hogan noted the easements on the property limiting where a single family home could be constructed. She also noted the restriction that the structure could not be used for short or long-term rentals.

Hogan discussed the second part of the variance regarding the curb cut. She explained why the secondary access point was necessary. She explained the findings and how the property met the required criteria for the proposed variances. Staff recommended approval. Staff received a public comment in favor of the variance.

Chairperson Kenninger asked if the property were to be sold that the accessory structure would still not be able to be used for rentals or as a residence. Hogan confirmed that it would not be able to be used as a residence. Hogan also provided more clarity on limitations from topography. Chairperson Kenninger asked if the curbcut would be singular and not a horseshoe. Hogan responded that the driveway could not be a horseshoe or loop, so this was more of a formality to comply with the rural residential zoning code.

Commissioner Beadner asked for clarifications on the unique circumstances finding. Hogan clarified staff's interpretation and justification.

Chairperson Kenninger opened the public hearing.

**Brian Verkinderen**  
**12475 Danbury Way**

The applicant noted that McAndrews Road had become a busy road. He also stated that the current house was not in a good enough condition to continue as a home. He highlighted the topography as an issue. Commissioner Buggi noted that the applicant could not use the space as a livable area. The applicant confirmed he has no intention of using it as a rental.

**Mike Peterson**  
**12425 Danbury Way**

Peterson expressed concern over the idea of someone purchasing the home and using the space as a rental property.

**Josh Risburg**  
**12375 Danbury Way**

Risburg asked about how many curb cuts there would be. He also expressed concern over any new owners renting the home. He also asked about enforcement if the property were to operate a rental.

**Motion by Kenninger Second by Reed**

**Motion** to close the public hearing

**Ayes: 6.**

**Nays: None. Motion Carried.**

Hogan discussed the update of the zoning code that addressed accessory dwelling units. Hogan also noted that density is not expected to change based on the comprehensive plan. Kienberger explained the code enforcement process for properties operating rental units without a license.

Chairperson Kenninger asked if there was a way to include language preventing the grandfathering in of the property in the case of changes to the zoning code regarding accessory dwelling units. Kienberger explained that the variance is only speaking to the size of the structure.

Commissioner Buggi expressed concern over the applicant using the structure if it was not in good shape. The applicant returned to the podium and communicated that it was fine for some uses but not as a residence.

**Motion by Reed Second by Ellis**

**Motion** to adopt a resolution approving variances from Sections 11-6-7 and 11-7-3 to allow a 2,194 square foot accessory structure, exceeding the 1,200 square foot maximum aggregate area for detached accessory structures in the Rural Residential zoning district, and to allow for the installation of a second driveway and curb cut on the property at 12475 Danbury Way.

**Ayes: 6.**

**Nays: None. Motion Carried.**

- b. Request by Greg Fox for a lot division and a variance to allow for a 0' yard setback and to allow for the creation of a parcel without frontage along a public right of way.

Senior Planner Nemcek presented on a request by Greg Fox for a lot division and a variance to allow for a 0' yard setback and to allow for the creation of a parcel without frontage along a public right of way. Nemcek showed the site location, site plan, lot dimensions. Nemcek showed other examples in the city of similar instances. He explained the findings. Staff recommended approval.

Chairperson Kenninger asked if the buildings would be connected. Nemcek confirmed there would be a corridor connecting them. Commissioner Reed asked if the lender was requiring the split. Nemcek confirmed that was his understanding but deferred to the applicant. Commissioner Ellis asked if there would be a road connecting the parcel. Nemcek clarified that there would be an access easement.

Chairperson Kenninger opened the public hearing.

**Kevin Fox**  
**15391 Emery Ave**

Fox explained the project and why it needed to be put through the process.

**Motion by Kenninger Second by Reed**

**Motion** to close the public hearing.

**Ayes: 6.**

**Nays: None. Motion Carried.**

Staff and the planning commission noted the importance of multi-generational farming.

**Motion by Buggi Second by Beadner**

**Motion** to adopt a resolution approving a variance from sections 11-2-5 and 11-3-4 to allow for a 0' yard setback and to allow for the creation of a parcel without frontage along a public right of way.

**Ayes: 6.**

**Nays: None. Motion Carried.**

**Motion by Buggi Second by Beadner**

**Motion** to recommend the City Council approve the subdivision to create a 4.59 acre parcel within the larger existing parcel located at 15391 Emery Avenue, subject to the following:

1. An access easement connecting the newly created parcel with Emery Avenue is dedicated against the existing property.
2. No residential dwellings are allowed on the newly created parcel.

**Ayes: 6.**

**Nays: None. Motion Carried.**

#### **NEW BUSINESS**

None.

#### **DISCUSSION**

Chairperson Kenninger mentioned the Northwind project event the previous Friday. She also mentioned the OMNI event center opening.

#### **ADJOURNMENT**

There being no further business to come before the Planning Commission at the regular commission meeting, the meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Liz Kohler  
Community Development Technician