

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
MARCH 16, 2026**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Monday, March 16, 2026, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

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

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

The Pledge of Allegiance was said.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

- a. Minutes of the February 24, 2026 Regular Meeting Minutes

Motion by Kenninger **Second by** Ellis

Motion to approve the February 24, 2026 Regular Meeting Minutes

Ayes: 6.

Nays: None. Motion Carried.

OLD BUSINESS

None.

PUBLIC HEARINGS

- a. Request by D & D Holdings, LLC for a site plan review to construct a full-service restaurant.

Senior Planner Nemcek presented a request by D & D Holdings, LLC for a site plan review to construct a full-service restaurant. Nemcek presented a summary of the site plan. He showed the site location. Nemcek confirmed the plan met setback standards. He also showed a site plan and landscape plan. He discussed the exterior materials and noted that the project will meet standards for height. Nemcek showed elevations and renderings of the project. He went through parking standards and confirmed that the project meets requirements. Nemcek noted that it would be a full-service restaurant and would be serving breakfast, lunch, and dinner. He went through landscaping and outdoor dining standards and

confirmed that the project would meet requirements.

Staff recommended approval.

Commissioner Reed and Commissioner Beadner voiced concerns about the flow of traffic. Commissioner Reed also asked about signage. Nemcek noted that offsite signage would not be permitted, but there could be a discussion about amending the PUD if issues arise. Commissioner Ellis asked about lighting standards in relation to residential lots. Nemcek explained the standards they would need to meet and noted that it is unlikely to be an issue. Commissioner Rivera asked about hours of service for the restaurant. Kienberger noted that all businesses are subject to city hours of operation restrictions.

Chairperson Kenninger opened the public hearing.

Motion by Kenninger Second by Reed

Motion to close the public hearing

Ayes: 6.

Nays: None. Motion Carried.

Chairperson Kenninger and Commissioner Rivera expressed excitement for the project.

Motion by Beadner Second by Reed

Motion to approve the site plan, subject to the following conditions:

1. The applicant shall submit a site lighting plan and photometric study.
2. A site plan shall be added to the civil plan set.
3. Payment of park dedication fees in the amount of \$13,320 (1.48 ac x \$9,000).
4. Payment of trunk area charges that were not collected with the Prestwick Place 26th Addition final plat.
5. Compliance with any requirements of the City Engineer prior to the issuance of a building permit.

Ayes: 6.

Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

Chairperson Kenninger went over the schedule for the next few months.

ADJOURNMENT

There being no further business to come before the Planning Commission at the regular meeting, the meeting was adjourned at 6:52 p.m.

Respectfully submitted,

Liz Kohler
Community Development Technician