



AGENDA
Planning Commission Regular Meeting
Tuesday, May 26, 2026
6:30 PM
City Council Chambers, City Hall

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ADDITIONS TO AGENDA**
- 3. AUDIENCE INPUT**
- 4. CONSENT AGENDA**
 - a. Minutes of the April 28, 2026 Regular Meeting Minutes
- 5. OLD BUSINESS**
 - a. Request by Zamira Selyukov for an amendment to the Rosemount zoning map to rezone the properties on 132nd Court from R-1 Low Density Residential to R-2 Low to Medium Density Residential.
- 6. PUBLIC HEARINGS**
 - a. Proposed Revisions to the City of Rosemount's Zoning Map
- 7. NEW BUSINESS**
- 8. DISCUSSION**
- 9. ADJOURNMENT**

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
APRIL 28, 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, April 28, 2026, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

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

Staff present included the following; Community Development (CD) Director Adam Kienberger, Public Works Director Nick Egger, Planner Julia Hogan, and CD Technician Liz Kohler.

The Pledge of Allegiance was said.

- a. Oath of Office/ Re-appointment of Planning Commissioners

Kienberger administered the oath of office to Melissa Kenninger.

- b. Nomination and Election of Chairperson and Vice Chairperson of the Planning Commission

Chairperson Kenninger asked if there were any nominations for Chairperson. Commissioner Reed nominated Commissioner Kenninger.

Motion by Ellis Second by Beadner

Motion to close nominations for Chairperson of the Planning Commission

Ayes: 6.

Nays: None. Motion Carried.

Motion by Reed Second by Buggi

Motion to Elect Melissa Kenninger as Chairperson of the Planning Commission

Ayes: 6.

Nays: None. Motion Carried.

Chairperson Kenninger asked if there were any nominations for Vice Chair. Commissioner Beadner nominated Commissioner Reed.

Motion by Ellis Second by Arnob

Motion to close nominations for Vice Chairperson of the Planning Commission

Ayes: 6.

Nays: None. Motion Carried.

Motion by Kenninger Second by Beadner

Motion to elect Mike Reed as Vice Chairperson of the Planning Commission

Ayes: 6.
Nays: None. Motion Carried.

ADDITIONS TO AGENDA

Kienberger noted that items 6a and 6b would be switched for the meeting.

AUDIENCE INPUT

None.

CONSENT AGENDA

- a. Minutes of the March 16, 2026 Regular Meeting Minutes

Motion by Kenninger **Second by** Ellis

Motion to approve the March 16, 2026 Regular Meeting Minutes

Ayes: 6.
Nays: None. Motion Carried.

OLD BUSINESS

None.

PUBLIC HEARINGS

- a. Request by Scannell Properties #637, LLC, for approval of a Site Plan Review, Rezoning and Conditional Use Permit to construct a 250,00 square foot warehouse and distribution facility with outdoor storage.

Planner Hogan presented a request by Scannell Properties LLC for the approval of a site plan review, rezoning, and a conditional use permit to construct a 250,000 square foot warehouse and distribution facility with outdoor storage. Hogan presented a project summary, site location, and the history of the area. She discussed the rezoning. Hogan showed a site plan and parking and access plans. She noted that staff is working on getting a site plan that consolidates the accesses on Driver Ave. Hogan showed the landscape plan, photometric plan, and architectural elevations. She noted that the building color will need to change from what was presented in the architectural renderings to meet standards. Hogan went over the conditional use permit and noted that staff had findings for all the required conditions.

Hogan clarified the option to continue the item to the May meeting.

Commissioner Ellis asked about screening. Hogan referenced the grading shown in the landscape plan, which better addressed the screening and showed it meeting standards. Chairperson Kenninger asked about landscaping and parking. Hogan clarified the requirements.

Chairperson Kenninger opened the public hearing.

Montgomery Knoll **4322 145th St E**

Knoll asked if it was a 24-hour operation. He expressed concerns about the expansion of Highway 42. He also voiced concerns over dust during construction following an experience with similar issues with

the FedEx building. Another concern was noise from alarm systems and trailers.

Scott Moe
9857 Aquila Rd

The applicant noted it was not a 24-hour operation. He also addressed concerns over dust control. He stated that he was unaware of any alarm system. He clarified how access from Driver Ave would be changed. Chairperson Kenninger asked if the parking would be sufficient based on other locations. Moe confirmed that it should meet their needs. Commissioner Ellis asked about screening. Moe stated that it is unlikely it will be completely screened, but there will be a fence and a berm that will screen most of it. He also noted that the color of the building will be changed to reflect city standards.

Montgomery Knoll
4322 145th

Knoll returned to the podium and discussed the Dakota County plan for Highway 42.

Motion by Kenninger Second by Reed

Motion to close the public hearing

Ayes: 6.

Nays: None. Motion Carried.

Egger noted staff concerns over access and that the developers' engineers and staff have been working on solutions. Egger also discussed the plan for Highway 42 and explained that there still needs to be a final design phase. He stated that it is likely improvements will occur in the next ten years. Egger stated that a vision and layout have been settled but not an in-depth design. Setback requirements were clarified, and it was confirmed that the project meets requirements.

Commissioner Buggi voiced concerns over not having sufficient information to approve the item. Hogan noted that only two items would be going to City Council, but that the changes would need to be made even if approved. She clarified that the site plan review would not be going to City Council. Chairperson Kenninger asked if motions one and three could be approved, but two could be continued. Kienberger recommended that the motions stay packaged.

Chairperson Kenninger expressed concerns over how many items need to be updated, but would feel comfortable leaving it to staff to ensure they meet standards.

Motion by Reed Second by Beadner

Motion to recommend the City Council approve a zoning map amendment to rezone the site from A-2 - Agricultural to B-2 – Employment District.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Reed Second by Ellis

Motion to approve the site plan review for the construction of a 250,000 square foot warehouse and distribution facility at 14005 Driver Avenue, subject to the following:

- a. Incorporation of the recommendations of the City Engineer contained in the Engineer's Memo dated April 17, 2026.

- b. Updated architectural renderings are required to confirm that the principal building complies with the architectural standards outlined in the City Code.
- c. The applicant shall work with staff to confirm that the correct amount of foundation plantings are being provided on the site.
- d. The applicant shall continue to work with City Staff to determine the final number and location of access points to the site.
- e. Signs shall be subject to sign permits and normal zoning standards.

Ayes: 5.

Nays: Buggi. Motion Carried.

Motion by Reed Second by Arnob

Motion to recommend the City Council approve a Conditional Use Permit for Outdoor Storage in the B-2 – Employment Zoning District.

Ayes: 6.

Nays: None. Motion Carried.

- b. Request by Zamira Selyukov for an amendment to the Rosemount zoning map to rezone the properties on 132nd Court from R-1 Low Density Residential to R-2 Low to Medium Density Residential.

Planner Hogan presented a request by Zamira Selyukov for an amendment to the Rosemount zoning map to rezone the properties on 132nd Court from R-1 low density residential to R-2 low to medium density residential. Hogan provided a summary of the request, noting that the property was sold as a duplex. Hogan stated that there are other existing nonconforming properties built prior to the zoning. Hogan showed the site location. She showed the current zoning map and the proposed zoning map. She also shared the lot dimension standards and explained how they apply to existing properties in the area. Staff recommended approval.

The Commissioners and staff discussed the other properties in the area and what was allowed currently and what would be if the rezone passed.

Chairperson Kenninger opened the public hearing.

Austin Younger

2665 132nd Ct W

Younger voiced concern over the keeping of the character of the neighborhood. He also noted concerns about future redevelopment into duplex properties. He also stated that there are properties that are rentals that aren't licensed in the area.

Dan Kehoe

13100 S Robert Trail

Kehoe voiced concerns over increased rental properties and increased traffic from higher density. He noted problems with Highway 3. Kehoe asked if the duplexes could be grandfathered in rather than change the zoning.

Zamira Selyukov

2645 132nd Ct W

Selyukov noted that the county recognizes the property as a duplex, and it is taxed as so. She stated that she intends to use the duplex as a family home. She also noted a strong desire to comply with all the city's practices and requirements.

Justin Thompson
2655 132nd Ct W

Thompson voiced his agreement with Younger about keeping the character of the neighborhood. He also stated that he thinks Selyukov should be able to keep the property as a duplex and be grandfathered in.

Motion by Kenninger Second by Reed

Motion to close the public hearing.

Ayes: 6.

Nays: None. Motion Carried.

Chairperson Kenninger asked if it was possible to grandfather in the existing properties. Hogan stated that there is not a possibility of allowing for a variance for a use. She clarified that the use is the issue. Commissioner Reed asked if rentals were allowed in other residentially zoned areas. Hogan clarified that the issue is the multifamily aspect, not the rental aspect, and that rentals are allowed in single family or rural residential. The Commissioners and Staff discussed requirements and restrictions on the property as it is currently zoned.

There was a discussion about the classification of the property from the county versus city. Chairperson Kenninger asked about doing something similar to a previously used tool for setbacks on properties in a specific area. Hogan clarified what the tool was. Kienberger added that the tool was for a deviation from dimensional standards, not a use. There was a conversation on legal nonconforming properties.

Commissioner Buggi asked about utility maximum concerns with an increased density. Egger stated that staff is not concerned about any potential increase. Hogan also noted that there are density requirements for the land use designations. Commissioner Ellis asked what was permitted in R-2. Hogan noted possibilities, but gave the stipulation that any changes would still need to meet standards. Chairperson Kenninger and Commissioner Reed voiced concerns over changing the character of the neighborhood with potential increases in density. Commissioner Arnob expressed concerns over increased traffic.

Chairperson Kenninger asked if a continuation was possible. Kienberger confirmed it was.

Motion by Kenninger Second by Buggi

Motion to continue the item at the May 26th meeting.

Ayes: 5.

Nays: Ellis. Motion Carried.

Austin Younger

Younger returned to the podium to express that the neighbors don't want to deny Selyukov use of her property, but they don't want the neighborhood character changed outside that property. He voiced concerns over not being able to speak at the May meeting.

Chairperson Kenninger clarified that the planning commission understands and shares a similar opinion of the residents present and is simply asking staff to explore more options. She stated it's unclear if the public hearing will reopen, and it will be based on what staff brings forward. Younger asked about the other properties in the neighborhood acting as duplexes, particularly in regard to rental licenses. Chairperson Kenninger stated that the city may not be aware of properties like this if they aren't applying for rental licenses or permits.

NEW BUSINESS

None.

DISCUSSION

Kienberger noted that at the last City Council meeting, they passed a moratorium on data centers for one year. Chairperson Kenninger asked about when Meta would be starting operations. Kienberger said there is an estimation that it will start in quarter four.

Chairperson Kenninger noted the ribbon cutting for My Credit Union. She also went over the next few months of meetings.

ADJOURNMENT

There being no further business to come before the Planning Commission at the regular meeting the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Liz Kohler
Community Development Technician

Planning Commission Regular Meeting: May 26, 2026
 Tentative City Council Meeting: TBD

AGENDA ITEM: Request by Zamira Selyukov for an amendment to the Rosemount zoning map to rezone the properties on 132nd Court from R-1 Low Density Residential to R-2 Low to Medium Density Residential.	AGENDA SECTION: OLD BUSINESS
PREPARED BY: Anthony Nemcek , Senior Planner	AGENDA NO. 5.a.
ATTACHMENTS: Site Location Map, Rezoning Exhibit, Subject property and legal twinhomes	APPROVED BY: AK
RECOMMENDED ACTION: Motion to recommend the City Council approve an amendment to the Rosemount zoning map to rezone the properties in the Lan-O-Ken subdivision from R-1 Low Density Residential to R-2 Low to Medium Density Residential.	

BACKGROUND

The Planning Commission reviewed a request to rezone the Lan-O-Ken from R-1 to R-2. The Commission continued the discussion from the meeting on April 28, 2026, and asked staff to consider options to allow the applicant to improve their property into a legal duplex without approving a rezoning. Staff continues to support rezoning the neighborhood as it would remove the nonconformities that currently exist in the neighborhood (the two duplexes/twinhomes built in the 1960s) by making them legal and giving the owners of those properties the ability to expand/improve them. The subject property is different from those twin homes in that it was converted to a duplex without permits and was never legally used as or considered a duplex by the City. The likelihood of the entire neighborhood being redeveloped into twin homes and duplexes is low, and even if it were to occur, the impacts on the street and sewer/water infrastructure would be minimal. There are other similarly designed neighborhoods within Rosemount that are comprised entirely of twin homes.

The zoning ordinance does allow accessory dwelling units (ADUs), subject to standards. This was discussed as an option with the applicant when they initially reached out to staff about their situation. The conflict is that ADUs are limited to 800 square feet or 75% of the principal dwelling unit. The basement unit of the applicant's property exceeds that square footage at approximately 1,000 square feet and 58% of the principal/upper level unit. The applicant indicated that reducing the size of the lower unit was not feasible. Staff is apprehensive to recommend a variance allowing an increase in the size of the ADU, as the findings may open the entire City to larger ADUs. That being said, a finding could be made that there are unique circumstances to the property which are not created by the landowner. Had the applicant illegally created the duplex themselves, this finding would not be able to be made.

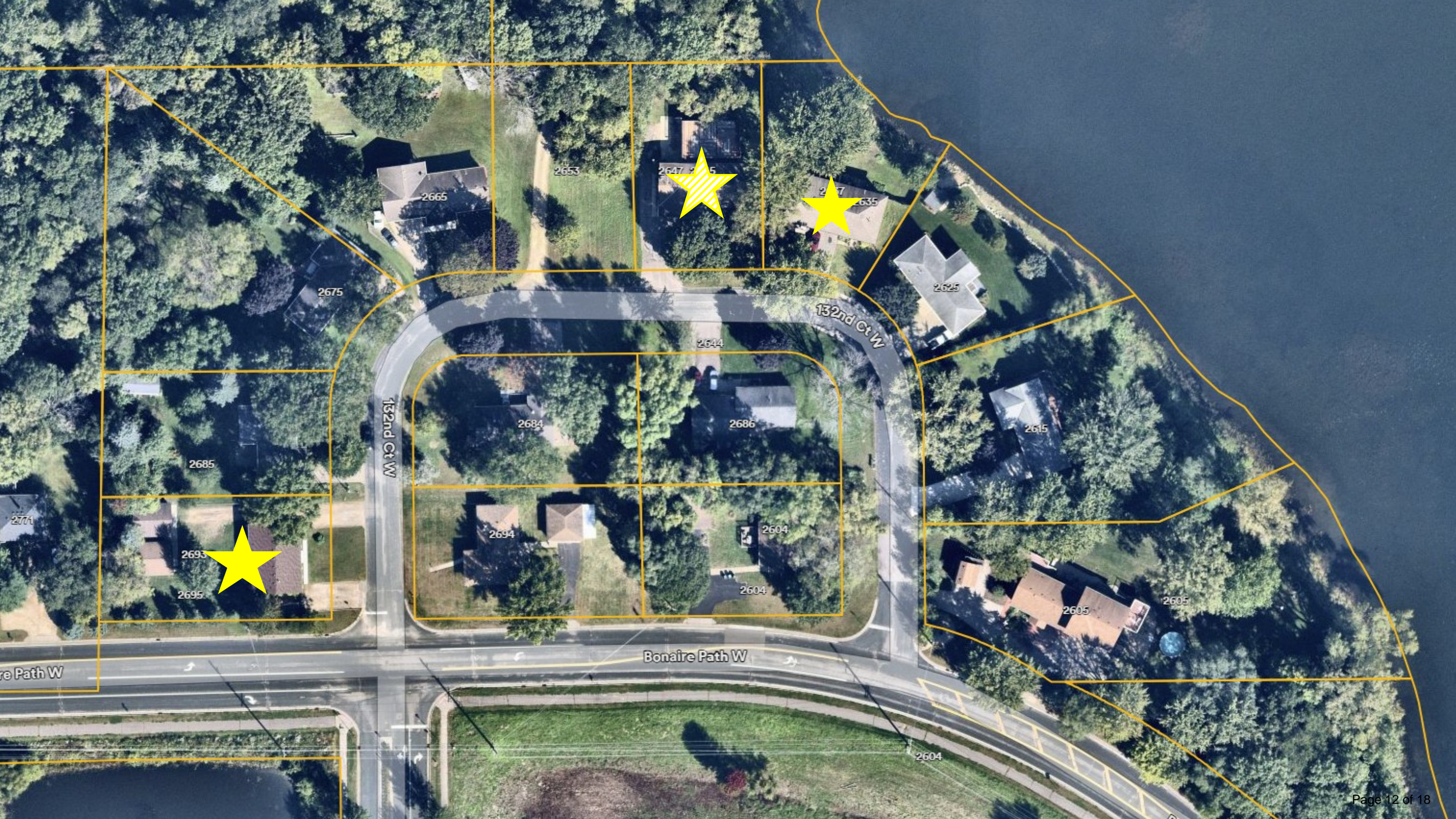
If the Commission wishes to move in the direction of using the variance process to allow the applicant to achieve their goal of making a legal ADU without changing the floor plan of the lower unit, a public hearing will be required for the review of the variance request. Staff would make proper notice of the hearing as required by the City Code and state statute and place it on the June 23 Planning Commission meeting agenda. From a timing standpoint, the variance adds approximately one week to the approval process as the original request for a rezoning would go to the City Council for final approval on June 16.

Using the variance process will keep in place the legal, nonconforming status of the two twinhomes/duplexes and prevent the owners of those properties from expanding them and also prevent any other single-unit dwellings in that neighborhood from being converted to duplexes or twinhomes except as allowed by the zoning code for ADUs.

RECOMMENDATION

Staff continues to recommend rezoning the Lan-O-Ken subdivision to R-2. Were the neighborhood rezoned today as a result of the provision of municipal services to the homes within it, staff would recommend applying the R-2 zoning district to it based on the existence of the duplexes/twinhomes. If the Planning Commission believes the appropriate path forward for the applicant is the variance process, it should direct staff to work with the applicant to bring a variance request forward at the June Planning Commission meeting with findings that can be made to approve the variance.





Planning Commission Regular Meeting: May 26, 2026

Tentative City Council Meeting: June 16, 2026

AGENDA ITEM: Proposed Revisions to the City of Rosemount's Zoning Map	AGENDA SECTION: PUBLIC HEARINGS
PREPARED BY: Julia Hogan, Planner	AGENDA NO. 6.a.
ATTACHMENTS: Site Locations , Land Use Map , Current and Proposed Zoning Map	APPROVED BY: AK
RECOMMENDED ACTION: Motion to recommend the City Council approve the rezoning of Lot 1, Block 1, BMR and Lot 1, Block 1, JJT Business Park Second Addition from I-1 PUD – General Industrial Planned Unit Development to B-2 PUD – Employment Planned Unit Development.	

BACKGROUND

Locations:	15790 Canada Circle & 15401 Boulder Avenue
Legal Descriptions:	Lot 1, Block 1, BMR & Lot 1, Block 1, JJT Business Park Second Addition
Property Owners:	BMR Rosemount Properties, LLC, & BEL Rosemount, LLC
Land Use Designation:	BP – Business Park
Current Zoning:	I-1 PUD – General Industrial Planned Unit Development
Proposed Zoning:	B-2 PUD – Employment Planned Unit Development

City staff recently identified that the two parcels located at 15790 Canada Circle (Frana Companies Manufacturing Plant) and 15401 Boulder Avenue (The Home Depot Warehouse and Distribution Facility) were incorrectly rezoned during the City’s 2024 Zoning Code and Map update process.

This rezoning request has been initiated by staff to bring the two parcels into alignment with both the City’s Land Use Map and the intended zoning classifications. The properties are currently guided BP – Business Park on the Future Land Use Map but are zoned I-1 PUD – General Industrial Planned Unit Development. Staff is recommending that the parcels be rezoned to B-2 PUD – Employment Planned Unit Development to ensure consistency between the zoning designation and the adopted land use guidance.

BACKGROUND

In fall 2022, the City of Rosemount initiated a major update to the City's Zoning Code and Zoning Map to ensure consistency with the adopted 2040 Comprehensive Plan. The update was intended to address portions of the existing zoning code that conflicted with the Comprehensive Plan, as well as provisions that no longer reflected current development trends and market conditions. An additional goal of the project was to make the Zoning Code more user-friendly and easier to navigate.

Key components of the zoning code update and reorganization included reducing the number of zoning districts from 21 to 13, condensing zoning district regulations from 96 pages into eight tables and approximately five to six pages of supporting text, and creating a new chapter dedicated to use-specific standards to improve accessibility and organization. The update also streamlined zoning districts by reorganizing permitted uses and dimensional standards into clear tables and relocating related standards into more appropriate sections of the code.

The updated Zoning Code and Zoning Map were presented to the City Council on June 4, 2024, and both were approved for adoption at that meeting.

Since adoption of the updated code and map, staff have identified several items that were inadvertently omitted during the update process. In response, multiple text and map amendments have been brought forward to the Planning Commission and City Council to correct those issues and ensure continued consistency within the Zoning Code and Map.

ISSUE ANALYSIS

There are four key criteria the City must consider when evaluating a rezoning request. These criteria, along with staff's findings for each, are outlined below. In this case, staff is proposing to rezone the subject property from I-1 PUD – General Industrial Planned Unit Development to B-2 PUD – Employment Planned Unit Development in order to align the zoning designation with the property's adopted land use designation. A map illustrating the proposed zoning change is attached for reference. Based on staff's review of the applicable criteria, approval of the rezoning request is recommended.

Prior to the consolidation of the zoning districts, the two subject parcels were zoned LI PUD – Light Industrial Planned Unit Development to accommodate the outdoor storage component associated with both properties, as outdoor storage was not a permitted use within the Business Park zoning district at that time. The LI – Light Industrial district served as a limited secondary zoning district within the BP – Business Park land use designation. However, General Industrial zoning is not a permitted zoning classification within the BP – Business Park land use designation.

Consistency with Comprehensive Plan

This rezoning is consistent with the Comprehensive Plan. The site is currently designated for Business Park land use. Rezoning the site from General Industrial to Employment will bring the site's zoning into alignment with the Comprehensive Plan's guiding.

Compatibility with Present and Future Land Uses.

The proposed rezoning is compatible with both existing and future land uses in the surrounding area. The parcels adjacent to the subject properties are designated for Business Park use, an area planned to

accommodate low-impact light industrial development, general office uses and supporting commercial services. Development patterns within the area have demonstrated consistency with this vision, with existing uses including warehousing, distribution, office, and storage facilities.

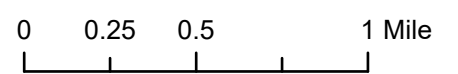
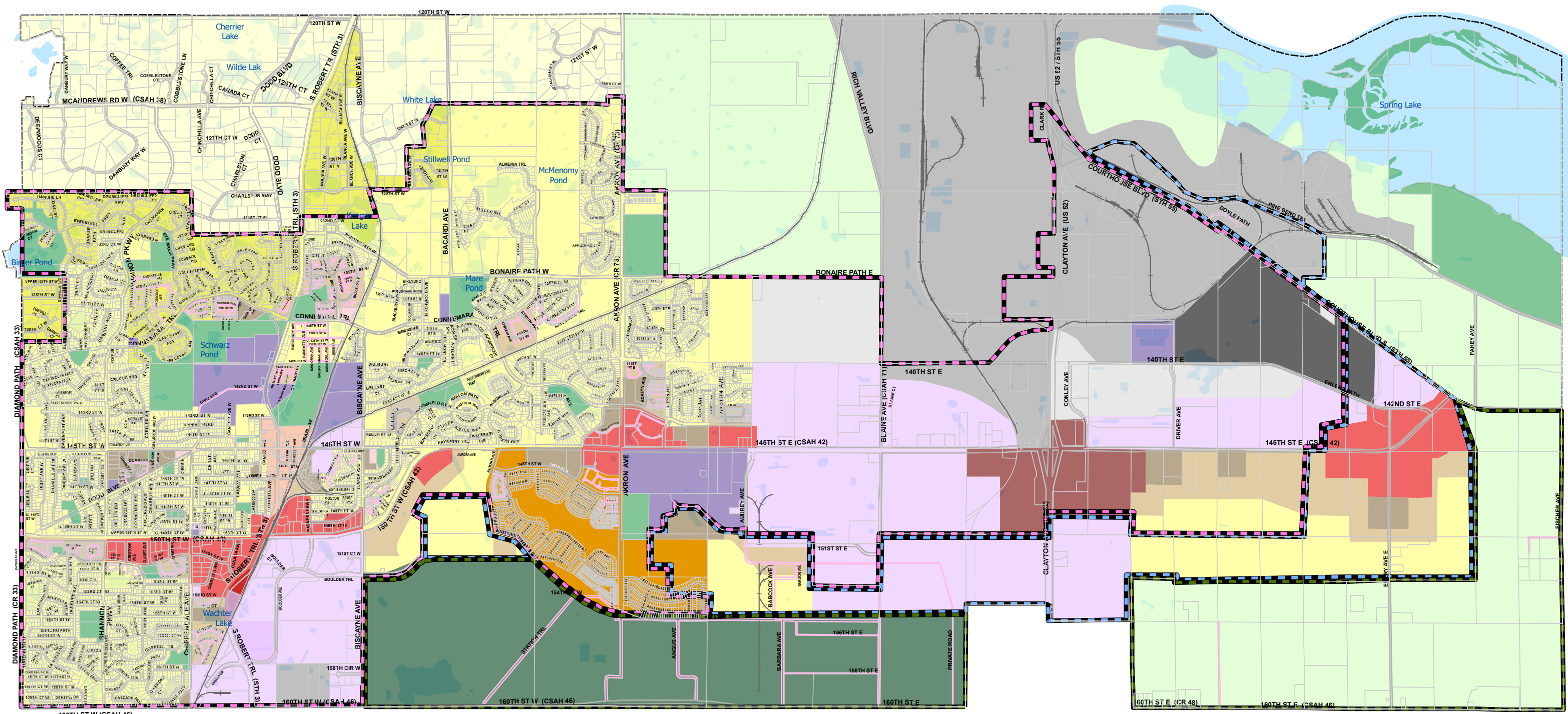
Conformance with Zoning Standards.

The subject parcels comply with all dimensional standards of the B-2 PUD – Employment Planned Unit Development zoning district. At the time of development, both sites were constructed in conformance with the requirements of the former LI – Light Industrial zoning district. In addition, each property is governed by a Planned Unit Development (PUD) overlay, which permitted certain deviations from the zoning code at that time. No new land uses are proposed as part of this rezoning request.

RECOMMENDATION

Staff is recommending approval of the rezoning of the subject parcels from I-1 PUD – General Industrial Planned Unit Development to B-2 PUD – Employment PUD. The action will bring the zoning of the subject parcels into consistency with the City’s land use plan.





2040 Land Use Plan



Metropolitan Urban Service Area

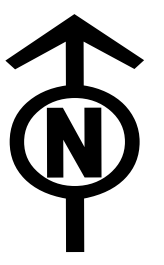
- 2030 MUSA
- 2040 MUSA
- 2040+ MUSA

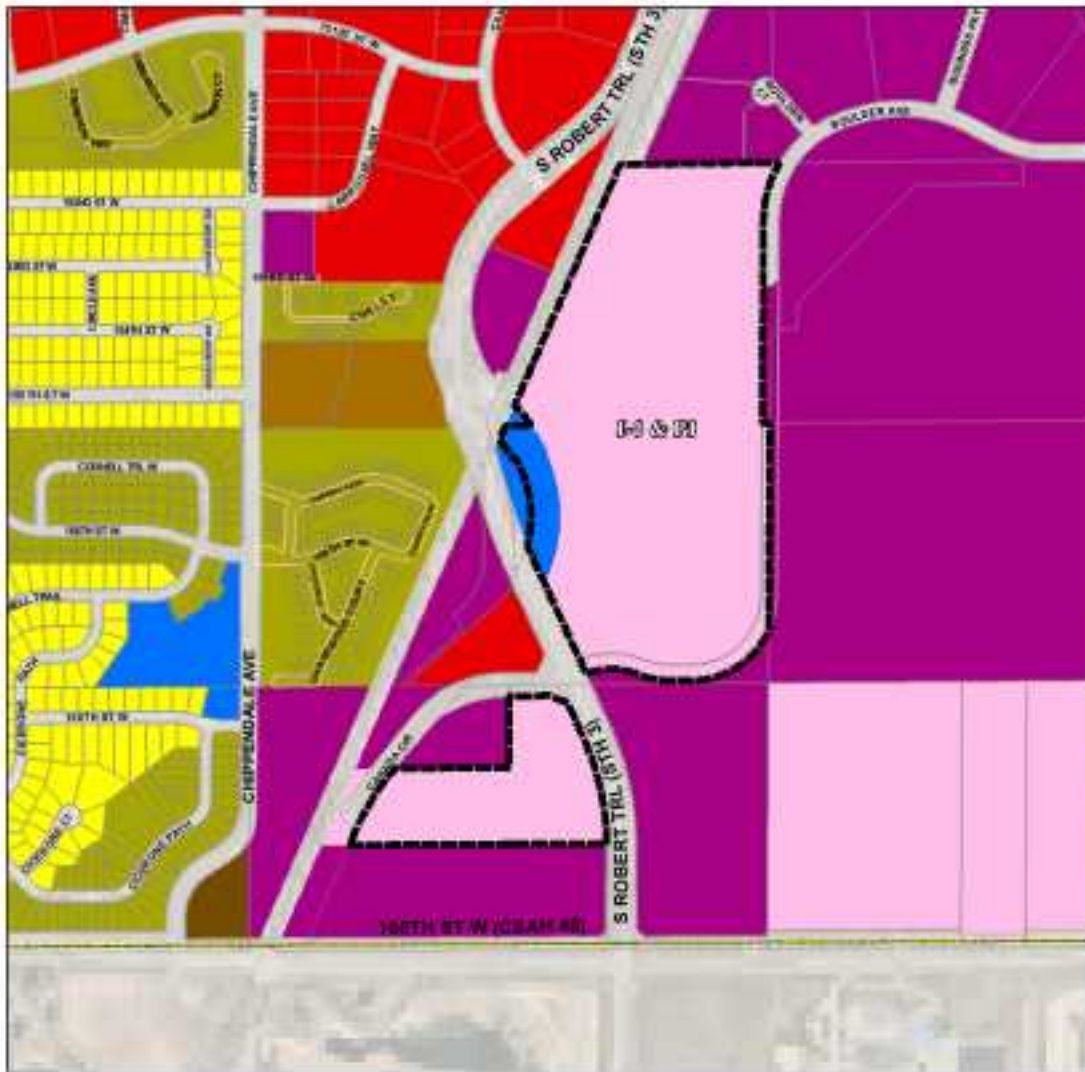
Land Use

- AG Agriculture
- DT Downtown
- NC Neighborhood Commercial

- RC Regional Commercial
- CC Community Commercial
- AGR Agricultural Research
- RR Rural Residential
- LDR Low Density Residential
- TR Transitional Residential
- MR Multi-Use Residential
- MDR Medium Density Residential
- HDR High Density Residential

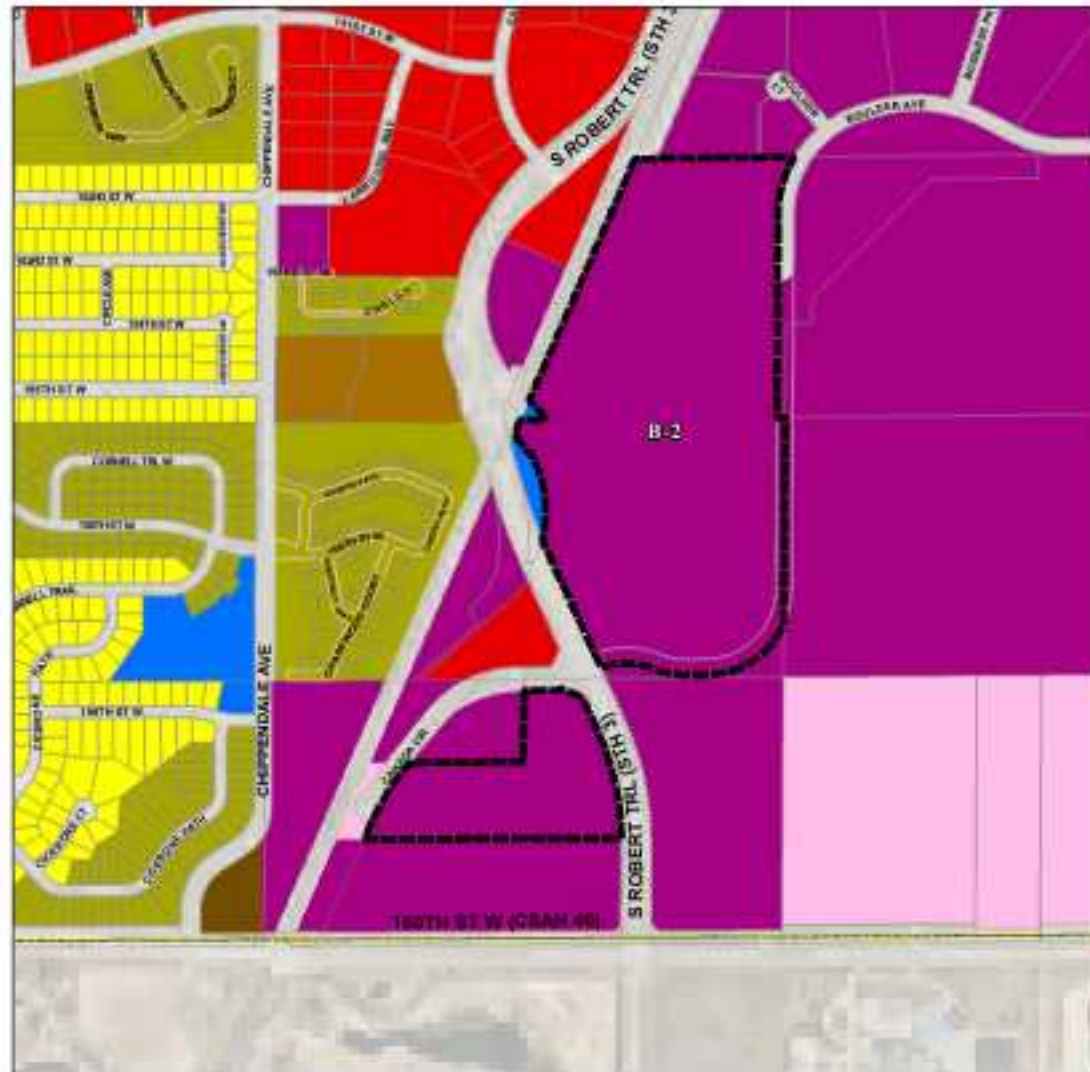
- PI Public/Institutional
- BP Business Park
- LI Light Industrial
- GI General Industrial
- WM Waste Management
- Water
- PO Existing Parks/Open Space





Current Zoning

- B-1 - General Business District
- B-2 - Employment District
- I-1 - General Industrial District
- P1 - Public and Institutional District
- R-1 - Low Density Traditional Residential District
- R-2 - Low to Medium Density Residential District
- R-3 - Medium Density Residential District
- R-4 - High Density Residential District



Proposed Zoning

- B-2 - Employment District

