

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
MAY 26, 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, May 26, 2026, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Kenninger called the meeting to order with Commissioners Rivera, Buggi, Reed, 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 April 28, 2026 Regular Meeting Minutes

Motion by Kenninger **Second by** Reed

Motion to approve the April 28, 2026 Regular Meeting Minutes.

Ayes: 6.

Nays: None. Motion Carried.

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.

Senior Planner Anthony Nemcek presented on the continuation of a request by Zamira Selyukov for an amendment to the Rosemount zoning map to rezone the properties on 132nd Ct from R-1 Low Density Residential to R-2 Low to Medium Density Residential. Nemcek presented a summary of the request and showed the proposed zoning. He discussed staff's research of other solutions to the problem. Nemcek noted some context of accessory dwelling units. He stated that although there could not be a use variance, there could be a dimensional variance. He noted that staff would need to make findings and that staff could see a path forward through that method. Nemcek also discussed some of staff's other potential options that they saw as less feasible. Staff recommended approval of the rezoning, but acknowledged the option of the variance. Nemcek further explained how each of the two options would play out.

Commissioner Reed asks about concerns from staff about the variance being granted. Nemcek stated that the finding could be used in other cases. He stated that it could have a larger impact than the rezoning. Chairperson Kenninger asked about the other existing legal nonconforming duplexes. Nemcek clarified that those properties could maintain the property but could not expand the dwellings. Commissioner Ellis expressed concerns over granting the variance and the possible effects it could have on future variance findings. Commissioners Reed, Buggi, and Beadner stated that they were in favor of the variance. Kienberger reiterated that neighborhood opposition shouldn't be the sole reason for denial for the Planning Commission. Commissioner Reed clarified that his opinion leaned more on consistency of city standards.

Chairperson Kenninger stated potential findings for a variance. Commissioner Rivera expressed support for the variance. Commissioner Ellis voiced that, as he understands it, originally R-2 zoning could have been chosen for the area and that he would be in favor of the rezone.

Motion by Reed Second by Rivera

Motion to recommend the City Council deny 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.

Ayes: 5.

Nays: Ellis. Motion Carried.

Chairperson Kenninger explained the next steps for the item.

PUBLIC HEARINGS

a. Proposed Revisions to the City of Rosemount's Zoning Map

Planner Julia Hogan presented proposed revisions to the City of Rosemount zoning map changing two parcels from I-1 PUD General Industrial Planned Unit Development to B-2 PUD Employment District Planned Unit Development. Hogan presented a summary of the request, showed the site location and the land use map. Hogan showed the zoning map revisions and explained how the change would bring alignment between the land use map and the zoning designation following the properties being incorrectly rezoned in the 2024 zoning code and map update process. Staff recommended approval.

Chairperson Kenninger asked if outdoor storage was allowed in B-2. Hogan confirmed it was. She also clarified that the PUD overlay will still stand for both properties. There was a discussion on the map and cleaning up any additional areas that may have been zoned incorrectly. Commissioner Rivera asked if the right of way distance was the same. Hogan confirmed it was.

Motion by Kenninger Second by Buggi

Motion to close public hearing

Ayes: 6.

Nays: None. Motion Carried.

Motion by Buggi Second by Ellis

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.

Ayes: 6.

Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

Commissioner Rivera noted the upcoming ribbon cutting for the Armory. Kienberger discussed a possible worksession meeting with City Council and the Planning Commission prior to the June 23rd meeting. Chairperson Kenninger went over the upcoming meeting schedule.

ADJOURNMENT

There being no further business to come before the Planning Commission at the regular commission meeting, the meeting was adjourned at 7:11 p.m.

Respectfully submitted,

Liz Kohler
Community Development Technician