

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
JUNE 23, 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, June 23, 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 Rivera present. Commissioner Buggi 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 May 26, 2026 Regular Meeting Minutes

Motion by Kenninger **Second by** Reed

Motion to approve the minutes of the May 26, 2026 Regular Meeting.

Ayes: 6.

Nays: None. Motion .

OLD BUSINESS

None.

PUBLIC HEARINGS

- a. Request by Marcus Ramos and KDP Biscayne, LLC for a Conditional Use Permit for a Major Auto Repair Business located within the Biscayne Business Park.

Planner Julia Hogan presented a request by Marcus Ramos and KDP Biscayne LLC for a conditional use permit for a major auto repair business located within the Biscayne Business Park. Hogan presented a summary of the request and explained the definition of major auto repair businesses and a history of the site. She showed the site location and site plan. She also discussed the seven conditions the proposed use must meet and noted that the proposed use does meet all seven conditions. Staff recommended approval.

Commissioner Beadner asked if there was more than one automotive repair in the business park. Hogan confirmed that there was and noted that each automotive repair business would need to go through the conditional use permit process.

Chairperson Kenninger opened the public hearing.

Ben Younan

5417 Woodlong Blvd

Commissioner Reed asked about extra parking. Younan confirmed that there has been a discussion about employee parking and that there will be space in the building for multiple cars to be worked on as well.

Motion by Kenninger Second by Ellis

Motion to close the public hearing

Ayes: 6.

Nays: None. Motion Carried.

Commissioner Ellis asked about staff's process for revoking a conditional use permit in the case of someone no longer meeting the requirements. Hogan explained the process that staff would go through.

Motion by Reed Second by Beadner

Motion to recommend the City Council approve a Conditional Use Permit for a Major Automotive Repair and Service business within the Biscayne Business Park located at 2501 158th Circle West.

Ayes: 6.

Nays: None. Motion Carried.

- b. Request by Zamira Selyukov for a variance increasing the maximum area of an Accessory Dwelling Unit to 1,000 square feet.

Senior Planner Anthony Nemcek presented a request by Zamira Selyukov for a variance increasing the maximum area of an accessory dwelling unit to 1000 square feet. Nemcek summarized the background of the case, noting that there had been two previous meetings discussing a possible rezone for this neighborhood. He also went through the findings for the variance. Staff recommended approval.

Nemcek clarified that if a variance was granted, the applicant would still need to go through the building permit process before starting work. The applicant will also need to go through the rental license application process before renting the unit. Staff received a letter in support of the variance.

Chairperson Kenninger opened the public hearing.

Motion by Kenninger Second by Reed

Motion to close the public hearing.

Ayes: 6.

Nays: None. Motion Carried.

Commissioner Beadner discussed the stipulation of the current landowner indicating the of the unique circumstance.

Motion by Reed Second by Ellis

Motion to adopt a resolution approving a variance to increase the maximum area of an accessory dwelling unit from 800 square feet to 1,000 square feet at 2645 132nd Court West.

Ayes: 6.

Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

Kienberger noted the work session that happened prior to the meeting. Chairperson Kenninger noted 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 6:53p.m.

Respectfully submitted,

Liz Kohler
Community Development Technician