

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

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

Staff present included the following; Community Development (CD) Director Kienberger, Public Works Director Nick Egger, 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 June 23, 2026 Regular Meeting Minutes

Motion by Reed **Second by** Ellis

Motion to approve the minutes of the June 23, 2026 regular meeting.

Ayes: 6.

Nays: None. Motion Carried.

OLD BUSINESS

None.

PUBLIC HEARINGS

- a. Request submitted by Kamal Omar and Appro Development Inc. for approval of a Site Plan Review to develop an automotive repair shop and office.

Community Development Technician Liz Kohler presented a request submitted by Kamal Omar and Appro Development Inc for a site plan review to develop an automotive repair shop and office. Kohler noted that a previous project was approved at the site, but the plans were updated requiring a new site plan review. She showed the site location and site plan. Kohler noted that the project met all requirements for setbacks and parking. She showed the landscape plan, elevations, and photometric plan. She discussed the options of continuing the item or approving it with conditions.

Commissioner Beadner asked about access. Commissioner Reed asked about exterior materials and the trash enclosures. Kohler recommended the applicant speak to the questions.

Chairperson Reed opened the public hearing.

Nadia Ritter

Appro Development

Ritter discussed the conditions of approval and how they planned to meet them.

Motion by Reed Second by Buggi

Motion to close the public hearing

Ayes: 6.

Nays: None. Motion Carried.

Chairperson Reed expressed concerns over approving the plans, stating he would prefer to continue the item until they meet requirements. Commissioner Ellis agreed. Commissioner Rivera disagreed, stating the conditions covered the necessary requirements, and she felt comfortable voting to approve it and have staff review before the project could receive building permits. Commissioners Buggi, Beadner, and Arnob voiced agreement with Commissioner Rivera.

Motion by Rivera Second by Beadner

Motion to approve the Site Plan for an automotive repair business at 2510 and 2520 158th Circle West, subject to the following conditions:

1. Payment of \$28,222 in-lieu of park land dedication.
2. Submittal of a landscaping surety in the amount of \$17,325.
- ~~3. Payment of trunk area charges for the two parcels.~~
4. Combination of the two parcels into a single parcel.
5. The applicant shall submit plans for a trash enclosure with a building permit application.
6. Vacation of existing perimeter drainage and utility easements between the parcels and over the existing ponds.
7. Dedication of new drainage and utility easements as required by the City's engineer.
8. Conformance with all requirements of the City Engineer contained in the memorandum dated July 27, 2026
9. The applicant shall submit landscaping plans meeting the minimum requirement of 5 percent of the parking area.
10. The applicant shall submit updated exterior elevations be updated to contain one of the following materials glass, brick, natural stone, specialty integral colored concrete block (including textured, burnished, and rock faced block), tile (masonry, stone or clay), architectural textured concrete panels cast in place, precast concrete panels or better to comprise the required 40 percent.

Ayes: 4.

Nays: Ellis. Reed. Motion Carried.

- b. Requests by North Wind Test for approval of preliminary and final plats, planned unit development master development plan, and final site and building plan to construct the first phase of the Minnesota Aerospace Complex.

Senior Planner Anthony Nemcek presented a request by North Wind Test for approval of preliminary and final plats, planned unit development master development plan and final site and building plan to construct the first phase of the Minnesota aerospace complex. Nemcek presented the site location and explained the road construction aspect of the project. He showed the land use designation and zoning in relation to the project. Nemcek presented the master development plan and noted that Xcel energy will be constructing a transformer site which will require a separate site plan review. He noted that there are future expansion areas shown on the site that would need a separate formal review before development. Nemcek discussed the platting process and requirements from the engineer. He showed the preliminary and final plats.

Nemcek described the planned unit development and master development plan and discussed any deviations from the code. Nemcek discussed the landscape plans, parking, lighting plans, and architectural standards. He showed the overall site plan, including the first phase. He went over the exterior materials and massing. Nemcek showed the exterior elevations and a 3-D renderings. He described utility connections and park fees. Nemcek explained the environmental remediation requirements and the noise analysis. Staff recommended approval.

Chairperson Reed asked about the decibel level once all phases are added. Nemcek responded that the noise study took the first two phases into account and confirmed that it should still be within the standards. There was a discussion on future developments in the surrounding area. The commissioners asked about deviations for height and about water usage. Nemcek recommended the applicant respond.

Commissioner Ellis asked if there was anything in the code regarding sound requirements. Nemcek responded that the MPCA is the regulatory body for noise. He also noted that the code mentions things about sound and the city can always work with users in the city about noise issues. Commissioner Ellis asked for clarification on what the approvals would be applicable. Nemcek gave clarification on the planned unit development master development plan.

Chairperson Reed opened the public hearing.

Justin Pierce

Northwind

Pierce discussed the project and the benefits it brings, including close to 200 jobs. He noted that deviation from height requirements is in regard to energy-saving technology and the design guidelines allow them to incorporate the technologies without returning for additional questions. He stated the lighting and fencing deviations are primarily because of security concerns. In regard to water usage, he compared their use to a small microbrewery. Chairperson Reed asked if it was scale model testing. Pierce confirmed that it was. Chairperson Reed asked if the sound was coming from the wind tunnel and what the water was being used for. Pierce stated the noise would be coming from the wind tunnel and that the water would be used for processing. Chairperson Reed asked about vibration. Pierce responded that there was a vibration analysis and the property needed to comply with the covenants on the land. He stated there would be no major vibration from the facility.

Commissioner Rivera asked if the energy would be coming from the Xcel substation. Pierce confirmed that is the source of their power instead of public infrastructure. Chairperson Reed asked about funding. Pierce noted the DEED provided loan and the partnership with the state. Commissioner Arnob asked about energy usage studies. Pierce responded that it is estimated to be less than 100mw provided by the substation. Commissioner Beadner asked about gate access. Pierce explained how the fencing and gate access would work. Chairperson Reed asked what the anticipated timeline for the engineering building was. Pierce replied that the engineering building is expected to be completed in the next four years.

Kathy Pritchard
15703 Crystal Path

Pritchard voiced concerns about the variances with site lighting and asked the applicant to clarify.

Justin Pierce

He responded that they were waiting to get further guidance from the federal government on lighting requirements for the project. He stated that it was for security purposes. He also noted the buildings that might require height variances, but they are not anticipated to reach above the maximum height. Commissioner Beadner asked if the trees would reduce light coming off the property. Pierce responded that it was the goal to mitigate any lighting as well as screen the property.

Motion by Reed Second by Ellis

Motion to close the public hearing.

Ayes: 6.

Nays: None. Motion Carried.

Commissioner Ellis asked for clarification on the flexibility on requirements that the commission was being asked to consider. Nemcek responded that there are tools for making amendments to a PUD and noted the proposed lighting plan. Commissioner Rivera noted that the deviations made sense for the project and its special requirements. She also noted that the project will provide jobs and help retain professionals especially engineers.

Motion by Buggi Second by Arnob

Motion to recommend the City Council approve North Wind Addition Preliminary and Final Plats, subject to any conditions or requirements of the City Engineer.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Buggi Second by Ellis

Motion to recommend the City Council approve a Planned Unit Development Master Development Plan with rezoning of the site from B-2 Employment to B-2 PUD Employment Planned Unit Development for an aerospace research and testing laboratory on approximately 60 acres 1/2 mile south of County Road 42 and West of Blaine Avenue, subject to the following conditions:

- a. Approval of a PUD agreement.
- b. A deviation from Section 11-4-4 Site Dimensions to allow structures up to 120 feet in the subject property with occupiable space not to exceed 75' in height.

- c. A deviation from Section 11-7-3 Off-Street Parking and Loading Requirements to base the parking requirement on actual anticipated employment and usage by the applicant.
- d. A deviation from Section 11-7-5 Fencing Standards to allow security fencing taller than 8' and containing enhanced security features.
- e. A deviation from Section 11-7-6 Landscaping, Screening, and Buffering Standards to allow primarily coniferous trees to be used along the perimeter of the site in order to provide a higher level of screening from public rights of way.
- f. A deviation from Section 11-7-8 Lighting Standards that would allow site lighting to exceed 1.0 foot candle or lumen at the site boundary as needed for security purposes.
- g. A deviation from Section 11-7-2 Architectural Standards to waive specific facade articulation requirements in exchange for enhanced materials and building design.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Buggi Second by Rivera

Motion to approve the final site and building plan for the first phase of North Wind Test's Minnesota Aerospace Complex subject to the following conditions:

- a. Payment of a landscape surety equal to 110% of the cost of landscaping based on the most recently adopted fee schedule.
- b. The applicant shall provide an updated photometric study that extends to adjacent property boundaries.
- c. Compliance with any requirements of the City Engineer related to the utility and street construction plans.
- d. Submittal of a turning radius exhibit for review by the City's fire marshal.
- e. The site plan shall be updated to provide an impervious calculation specific to Lot 1 Block 1 of the proposed plat.
- f. If parking needs exceed the level of parking provided, the applicant shall submit to the City a plan showing where additional parking would be placed in the remaining open areas of the site.

Ayes: 6.

Nays: None. Motion Carried.

- c. Request submitted by the City of Rosemount and CNH Architects for Site Plan Review approval for the remodeling of and construction of additions to the existing Fire Station 2.

Planner Julia Hogan presented a request submitted by the city of Rosemount and CNH architects for a site plan review approval for the remodeling of and construction of additions to the existing fire station 2. Hogan presented the site location, site plan, parking and access. She also showed the landscape plan, lighting plan, floor plan and architectural elevations. Staff recommended approval.

Commissioner Rivera asked about an additional station as there is growth east. Hogan noted that the fire chief was in the audience and could speak more regarding future expansion.

Chairperson Reed opened the public hearing.

Kip Springer

Fire Chief

He noted future steps including renovating Station 1 and a third station. He also mentioned that there would be a big drop in response time due to full-time staff and staff staying at the renovated station. Commissioner Rivera asked about amenities. Springer described some of the amenities the station will hold. Chairperson Reed asked capacity for operation during construction. Springer responded that the station will remain operational but will be downsized for a bit.

Motion by Reed Second by Buggi

Motion to close the public hearing.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Beadner Second by Buggi

Motion to approve the Site Plan Review for the remodeling of and construction of additions to the existing Fire Station No. 2, located at 13581 Azalea Avenue, subject to the following conditions:

1. The project shall comply with all conditions outlined by the City Engineer.
2. The applicant/property owner shall obtain all required building permits prior to the commencement of construction.
3. The applicant shall obtain a sign permit prior to the installation of any on-site signage.

Ayes: 6.

Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

None.

ADJOURNMENT

There being no further business to come before the Planning Commission at the regular planning commission meeting the meeting was adjourned at 7:57p.m.

Respectfully submitted,

Liz Kohler
Community Development Technician

