



Planning Commission Meeting Agenda Monday, January 5th, 2026 @ 6:00 PM

Chair: Simon Stricker

City Clerk: Cassandra Delougherty

Commission:

City Attorney: Joe Langel

Joby Goerges

Roman Siltman

Victor Prociuk

Corey Derksen

City of Jenkins
33861 Cottage Avenue
Jenkins, MN 56474
(218) 568-4637

Join Zoom Meeting

<https://zoom.us/join>

Meeting ID: 353 029 2895

Password: 56474

Dial by location: (312) 626-6799 (US Chicago)

NOTE: Printed materials relating to agenda items are available for public inspection in a three-ring binder on table by Council Chamber entrance.

1. Call to Order – Pledge of Allegiance
2. Roll Call
3. Approval
 - a. Agenda
 - b. Minutes from the December 1st, 2025 Planning Commission meeting
4. New Business
 - a. Commissioner Terms Ending
5. Unfinished Business
 - a. Proposed Ordinance Amendment City Code Chapter 91: “Nuisance Parking & Storage” Chapter 150.005 Definitions, 150.038 Land Use Matrix, and 150.103 Storage
6. Miscellaneous/Communication
 - a. Zoning Admin Report
7. Adjournment

DECEMBER 1ST, 2025
JENKINS PLANNING COMMISSION
MEETING **DRAFT** MINUTES

CALL TO ORDER

THE MEETING WAS CALLED TO ORDER AND THE PLEDGE OF ALLEGIANCE WAS RECITED.

ROLL CALL

ALL MEMBERS OF THE PLANNING COMMISSION WERE PRESENT.

APPROVAL

THE COMMISSION REVIEWED THE AGENDA AND THE MINUTES FROM THE LAST MEETING.

***MOTION TO APPROVE THE AGENDA AND MINUTES WAS MADE BY
COMMISSIONER GOERGES AND SECONDED BY COMMISSIONER SILTMAN.
MOTION PASSED UNANIMOUSLY.***

UNFINISHED BUSINESS

PROPOSED ORDINANCE AMENDMENT CITY CODE CHAPTER 91: "NUISANCE PARKING & STORAGE" CHAPTER 150.005 DEFINITIONS, 150.038 LAND USE MATRIX, AND 150.103 STORAGE

THE COMMISSION CONTINUED ITS DISCUSSION OF THE ORDINANCE AMENDMENT REGARDING STORAGE CONTAINERS THAT HAD BEEN TABLED AT PREVIOUS MEETINGS. CLERK DELOUGHERTY PRESENTED THE RESULTS OF HER RESEARCH ON STORAGE CONTAINER REGULATIONS FROM VARIOUS MINNESOTA COMMUNITIES.

COMMISSIONERS REVIEWED THE DEFINITION OF STORAGE CONTAINERS, WHICH WAS DEFINED AS "A PORTABLE, REUSABLE, WEATHER RESISTANT STRUCTURE, DESIGNED, CONSTRUCTED FOR THE PURPOSE OF STORING MATERIALS, GOODS, OR EQUIPMENT." THE COMMISSION EXAMINED THE DRAFT ORDINANCE THAT WOULD REGULATE THESE CONTAINERS.

THE DISCUSSION BEGAN WITH EXAMINING ORDINANCES FROM OTHER CITIES, INCLUDING PEQUOT LAKES, WHICH HAD A PROVISION THAT SHIPPING CONTAINERS "SHALL NOT BE USED PRIMARILY FOR STORAGE PURPOSES," WHICH COMMISSIONERS FOUND ODD. COMMISSIONER GOERGES, WHO HAD MISSED THE PREVIOUS MEETING, NOTED THAT SOME CITIES LIMITED THE NUMBER OF CONTAINERS PERMITTED OR REQUIRED BUILDING PERMITS FOR THEM.

THE COMMISSION DISCUSSED THAT THE CURRENT JENKINS ORDINANCE RESTRICTS THE NUMBER OF VEHICLES ON A PROPERTY TO FOUR PER LAWFUL DWELLING. THIS LED TO A BROADER DISCUSSION ABOUT WHETHER THIS RESTRICTION WAS REASONABLE FOR PROPERTIES WITH MULTIPLE DRIVERS, ESPECIALLY THOSE ON LARGER PARCELS OF LAND. CLERK DELOUGHERTY EXPLAINED THAT THIS EXISTING RULE ADDRESSES INOPERABLE VEHICLES, WHICH ARE ALREADY COVERED UNDER NUISANCE STANDARDS.

THE COMMISSION AGREED THAT THEY SHOULD FOCUS ON FINISHING THE STORAGE CONTAINER ORDINANCE BEFORE REVISITING THE VEHICLE LIMITATION ISSUE. THEY DISCUSSED SEPARATING REGULATIONS INTO SHORT-TERM (TEMPORARY/CONSTRUCTION) AND LONG-TERM STORAGE CONTAINER CATEGORIES.

FOR THE LAND USE MATRIX, THE COMMISSION DECIDED THAT STORAGE CONTAINERS SHOULD BE:

- PERMITTED IN AGRICULTURAL DISTRICTS
- PERMITTED IN RURAL RESIDENTIAL DISTRICTS
- EXCLUDED IN R-1, R-2, AND RESIDENTIAL STORAGE DISTRICTS
- EXEMPT IN PUBLIC DISTRICTS
- ALLOWED AS AN ACCESSORY USE IN C-1, C-2, AND INDUSTRIAL DISTRICTS

THE COMMISSION ALSO DETERMINED THAT THE REQUIREMENT FOR SECTION 4, (C)(5) CONTAINERS TO BE PLACED ON A "HARD SURFACE" SHOULD BE AMENDED TO INCLUDE "CONCRETE, ASPHALT, OR A GRAVEL PAD" TO PROVIDE MORE FLEXIBILITY.

AFTER EXAMINING THE LANGUAGE REGARDING TEMPORARY USE DURING CONSTRUCTION, THE COMMISSION DECIDED TO STRIKE THE 180-DAY TIME LIMIT IN RESIDENTIAL AREAS AND INSTEAD TIE THE PERMITTED DURATION TO VALID BUILDING PERMITS. THE NEW LANGUAGE WOULD STATE THAT STORAGE CONTAINERS ARE PERMITTED IN R-1, R-2, AND RS ZONES ONLY DURING ACTIVE CONSTRUCTION ON THE PROPERTY. THE CONTAINER MUST BE DIRECTLY TIED TO A VALID BUILDING PERMIT AND SHALL BE REMOVED WITHIN 15 DAYS OF PERMIT CLOSURE OR EXPIRATION IN SECTION 1, (B) (5).

ADDITIONALLY, THE COMMISSION DECIDED TO STRIKE PROVISIONS IN SECTION 1. (B)(1) REGARDING FISH HOUSES, SKATEBOARD RAMPS, AND PLAYHOUSES, AND SECTION 1 (B)(3)(A) REGARDING THE NUMBER OF VEHICLES PERMITTED ON RESIDENTIAL PROPERTIES, AS THESE ISSUES WERE DEEMED EITHER OVERLY RESTRICTIVE OR ALREADY COVERED BY OTHER PROVISIONS ADDRESSING INOPERABLE VEHICLES AND UNSIGHTLY AREAS.

MOTION TO APPROVE THE ORDINANCE AMENDMENT WITH THE DISCUSSED CHANGES WAS MADE BY COMMISSIONER GOERGES AND SECONDED BY COMMISSIONER DERKSEN. THE MOTION PASSED UNANIMOUSLY.

MISCELLANEOUS/COMMUNICATION

CLERK DELOUGHERTY MENTIONED AN UPCOMING COMMUNITY EVENT ON SATURDAY EVENING FROM 5-7 PM. COMMISSIONER SILTMAN NOTED THEY WERE STILL WORKING ON GETTING DECORATIONS FOR THE EVENT.

ADJOURNMENT

MOTION TO ADJOURN WAS MADE BY COMMISSIONER GOERGES AND SECONDED BY COMMISSIONER SILTMAN. MOTION PASSED UNANIMOUSLY.

RESPECTFULLY SUBMITTED THIS _____ DAY OF _____, 202__.

CASSANDRA M. DELOUGHERTY, CITY CLERK-TREASURER
ZONING ADMINISTRATOR



AGENDA ITEM #4a

REPORT TO PLANNING COMMISSION

Prepared by: Cassandra Delougherty
Date: January 5th, 2026
Subject: Appointed Commissioner Terms Ending

Report: The Planning Commission has 3 terms of appointment that are set to expire. The 3 Commissioner appointments are Chairman Stricker, and Commissioners Goerges and Siltman.

Requested Action: If still interested in your current positions, please provide a letter of interest to Clerk Delougherty for next week's meeting of the City Council where the appointments will be discussed.



AGENDA ITEM #5a

REPORT TO PLANNING COMMISSION

Prepared by: Cassandra Delougherty
Date: January 5th, 2026
Subject: Ordinance Amendment O-26-47

Report: The Planning Commission has discussed amendments to the Jenkins City Code of Ordinances regarding further defining and amending performance standards regarding nuisance, parking, and storage in multiple previous meetings, and has proposed the attached amendment.

When sharing the amendment with the Katie Kostohryz, Community Development Administrator with Sourcewell, Katie asked if the Planning Commission would have any interest in further defining inoperable/abandoned watercrafts and trailers.

Requested Action: Please discuss the above report and attached proposed ordinance amendment. Commission can approve, deny, or table the amendment recommendation. If the Commission chooses to table it, staff would like further direction.

ORDINANCE NO. O-26-47
CITY OF JENKINS
COUNTY OF CROW WING, STATE OF MINNESOTA

AN ORDINANCE AMENDING TITLE IX ‘GENERAL REGULATIONS’, CHAPTER 91
‘HEALTH & SAFETY: NUISANCES’
SUBSECTION 91.19 ‘NUISANCE PARKING AND STORAGE’
AND TITLE XV ‘LAND USAGE’, CHAPTER 150 ‘LAND USE AND SUBDIVISIONS’
SUBSECTIONS 150.005 ‘DEFINITIONS’, 150.038 ‘LAND USE MATRIX’, AND 150.103
‘STORAGE’ OF THE JENKINS CODE OF ORDINANCES

The City Council of the City of Jenkins does ordain as follows:

Purpose and Intent: The purpose and intent of this ordinance is to amend the Jenkins Code of Ordinances, Title IX: GENERAL REGULATIONS, Chapter 91: HEALTH AND SAFETY: NUISANCES AND Title XV: LAND USAGE, Chapter 150: LAND USE AND SUBDIVISIONS Subsections 150.005: DEFINITIONS and 150.038: LAND USE MATRIX to define and regulate the use of “*STORAGE CONTAINERS*.”

Section 1. Section 91.19 titled "NUISANCE PARKING AND STORAGE" is amended to read:

(A) *Declaration of nuisance.* The outside parking and storage on residentially-zoned property of large numbers of vehicles and vehicles, materials, supplies, or equipment not customarily used for residential purposes in violation of the requirements set forth below is declared to be a public nuisance because it obstructs views on streets and private property; creates cluttered and otherwise unsightly areas; prevents the full use of residential streets for residential parking; introduces commercial advertising signs into areas where commercial advertising signs are otherwise prohibited; decreases adjoining landowners’ and occupants’ enjoyment of their property and neighborhood; and otherwise adversely affects property values and neighborhood patterns.

(B) *Unlawful parking and storage.*

~~(1) A person must not place, store, or allow the placement or storage of ice fishing houses, skateboard ramps, playhouses, or other similar non-permanent structures outside continuously for longer than 24 hours in the front yard area of residential property unless more than 100 feet back from the front property line.~~

~~(1)-(2)~~ A person must not place, store, or allow the placement or storage of pipe, lumber, forms, steel, machinery, or similar materials, including all materials used in connection with a business, outside on residential property, unless shielded from public view by an opaque cover or fence.

~~(2)-(3)~~ A person must not cause, undertake, permit, or allow the outside parking and storage of vehicles on residential property unless it complies with the following requirements.

~~-(a) No more than four vehicles per lawful dwelling unit may be parked or stored anywhere outside on residential property, except as otherwise permitted or required by the city because of nonresidential characteristics of the property. This maximum number does not include vehicles of occasional guests who do not reside on the property.~~

~~(a)-(b)~~ Vehicles that are parked or stored outside in the front-yard area must be on a paved or graveled parking surface or driveway area.

~~(b)-(e)~~ Vehicles, watercraft, and other articles stored outside on residential property must be owned by a person who resides on that property. Students who are away at school for periods of time but still claim the property as their legal residence will be considered residents on the property.

~~(3)~~ (4) Storage Containers. The use of storage containers, as defined in Title XV, Chapter 150, Subsection 150.005: Definitions, ~~on any Residential lot for more than 180 days in any one year~~ is prohibited in the Single-Family Residential (R-1), Urban Residential (R-2) and Residential Storage (RS) zoning districts. This prohibition shall not apply to construction storage trailers used for onsite during a construction project provided all required permits are obtained for the project, the project remains in compliance, and the trailer is removed from the lot upon completion of the project.

Section 2. Title XV, Chapter 150, Subsection 150.005 titled “DEFINITIONS” is amended to include ***STORAGE CONTAINER: A portable, reusable, weather-resistant structure designed and constructed for the purpose of storing materials, goods, or equipment. Storage containers include, but are not limited to, intermodal shipping containers, Storage containers, and portable on-demand storage units (PODS). These units are typically constructed of metal or heavy-duty plastic and are not designed for human occupancy, permanent attachment to the ground, or use as a dwelling or habitable structure.***

Section 3. Title XV, Chapter 150, Subsection 150.038 titled “Land Use Matrix” is amended to include:

<u>Use</u>	<u>AG</u>	<u>RR</u>	<u>R-1</u>	<u>R-2</u>	<u>RS</u>	<u>P</u>	<u>C-1</u>	<u>C-2</u>	<u>I-1</u>
<u>Storage Container</u>	<u>P</u>	<u>P</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>AC</u>	<u>AC</u>	<u>AC</u>

Section 4. Title XV, Chapter 150, Subsection 150.103 titled “STORAGE” is amended to include:

(C) Storage Container.

- (1) Storage containers shall not be stacked on one another.
- (2) Refuse and debris shall not be stored in, against on or under the Storage container.
- (3) Storage containers may not occupy any required off-street parking spaces or loading/unloading areas or fire lanes in any district.
- (4) Storage containers shall not block, obstruct or reduce in any manner any required exits, windows, vent shafts, parking spaces and/or access driveways.
- (5) Storage containers shall be placed on a hard surface, such as asphalt, concrete or gravel pad and be located a minimum of 15 feet from the edge of the street.
- (6) Storage containers shall not be placed in any front yard.
- (7) Storage containers shall be located so as not to be visible from adjacent public right-of-way and public parks and must be screened by fencing or landscaping on any lot within 500 feet in any of the classes of residence districts.
- (8) Storage containers are allowed to retain their vertical ribbed metal siding but must be painted a color that is compatible with the primary structure on the lot or aesthetically appropriate to the intended use and in compliance with signage regulations.
- (9) (a) The Storage container shall be structurally sound, stable and in good repair. Any Storage container that becomes unsound, unstable or otherwise dangerous shall be immediately repaired or removed from the property.
- (b) The city shall provide notice to the owner of the property where the Storage container is located of any condition in violation of this section.

(c) After notice to the property owner, any Storage container stored or kept in a manner deemed a dangerous condition and a public nuisance as determined by the city may be immediately removed by the city. Any cost or expense associated with the removal shall be the responsibility of the property owner where the Storage container is located.

(D) Current violations; time to comply.

(1) Storage containers located on residential property prior to the effective date of this chapter are considered illegal.

(2) All property owners within the city shall have 12 months from the effective date of this chapter to bring the properties, which currently contain Storage containers or accessory storage structures that are in violation of the terms of this chapter, into full compliance with the provisions of this chapter.

Section 5. Repeal: This ordinance shall repeal all ordinances inconsistent herewith.

Section 6. Effective Date: This ordinance amendment shall be in full force and effect from and after passage and publication according to state law.

Andrew Rudlang, Mayor

ATTEST: _____
Cassandra M. Delougherty, City Clerk-Treasurer

Summary Ordinance for Publication
ORDINANCE NO. O-26-47

**AN ORDINANCE AMENDING TITLE IX GENERAL REGULATIONS, CHAPTER 91
HEALTH & SAFETY: NUISANCES SUBSECTION 91.19 NUISANCE PARKING AND
STORAGE AND TITLE XV LAND USAGE, CHAPTER 150 LAND USE AND SUBDIVISIONS
SUBSECTIONS 150.005: DEFINITIONS, 150.038: LAND USE MATRIX, AND 150.103
STORAGE OF THE JENKINS CODE OF ORDINANCES**

The City Council of the City of Jenkins, Minnesota has approved this summary publication of Ordinance #O-25-46, which amends the Jenkins Code of Ordinances, Title IX: GENERAL REGULATIONS, Chapter 91: HEALTH AND SAFETY: NUISANCES AND Title XV: LAND USAGE, Chapter 150: LAND USE AND SUBDIVISIONS Subsections 150.005: DEFINITIONS, 150.038: LAND USE MATRIX, and 150.103 “*STORAGE*” to define and regulate the use of “*STORAGE CONTAINERS*”, while protecting the property rights of the citizens of the City of Jenkins.

**THE FULL TEXT OF THIS ORDINANCE AMENDMENT IS AVAILABLE DURING
NORMAL OFFICE HOURS AT THE OFFICE OF THE CITY CLERK AND IS POSTED AT
THE JENKINS CITY HALL.**

Dated this ____ day of _____, 20____.

Cassandra M. Delougherty
City Clerk-Treasurer
City of Jenkins



PLANNING AND ZONING ADMINISTRATOR'S REPORT JANUARY 2026

1. **Permits:** The following permits have been issued since the last meeting:
NONE
2. **Pending Applications & Inquiries:** The following applications & inquiries have been received by Clerk Delougherty and are currently being reviewed and discussed with applicants and Community Development Administrator from Sourcewell, Katie Kostohryz:
 - a. Northland, Nathan Lange; A meeting has been set to discuss the current CUP and pending amendment application on January 13th, 2026 at 10am.
 - b. Zoning District Amendment from Highway Business (C-2) to Residential Storage (RS) and Commercial PUD; Delougherty and Kostohryz and are in preliminary discussions with potential applicant and surveyor regarding development of an additional residential storage zoning district and commercial planned unit development of residential storage buildings. Further information is planned to be provided at the February PC Meeting.
 - c. Lot Consolidation and Lot Line Adjustment in the Urban Residential (R-2) Zoning District for future staged building of duplexes.
 - d. Vehicle Dealer Zoning Compliance for State of MN in the Highway Business (C-2) Zoning District; Delougherty and Kostohryz are discussing request received from a property owner to sign Vehicle Dealer compliance certificate required by the State of MN for property owner to operate a UTV vehicle dealership. Delougherty informed applicant that a CUP is required for this type of use and provided application to potential applicant. If application is received this week, this will likely be scheduled for public hearing at the

February PC Meeting.

- e. Zoning District Amendment from Rural Residential (RR) to Highway Business (C-2) and Commercial PUD; Delougherty and Kostohryz and are in preliminary discussions with property owner and DNR regarding development of a campground and small retail store.

3. **Code Enforcement:** Staff has sent the following correspondence for potential violations:

- a. Spoke with Rosewood St. property owner regarding exterior storage of multiple inoperable watercrafts/trailers/materials. Property owner is working to properly store materials, screen the property asap, and working with Delougherty and Kostohryz to understand City Code and apply for any required permits.
- b. Emailed with athan Lange, Northland-indicated above.