



## Planning Commission Meeting Agenda Monday, February 2nd, 2026 @ 6:00 PM

**Chair:** Simon Stricker  
**Commission:**  
Joby Goerges  
Roman Siltman  
Victor Prociuk  
Corey Derksen

**City Clerk/Zoning Administrator:**  
Cassandra Delougherty  
**Community Development/**  
**Assistant Zoning Administrator:**  
Katie Kostohryz  
**City Attorney:** Joe Langel

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 January 5th, 2026 Planning Commission meeting
4. Public Hearing
  - a. O-26-47 “Nuisance Parking & Storage” Chapter 150.005 Definitions, 150.038 Land Use Matrix, and 150.103 Storage
    - i. Open hearing for public comment
    - ii. Close public hearing
    - iii. Planning Commission deliberation
    - iv. Planning Commission action
5. New Business
  - a. Proposed Amendment for screening requirements in the Highway Business (C-2) Zoning District
6. Unfinished Business
  - a. CUP Amendment Review-Northland
7. Miscellaneous/Communication
8. Adjournment

**JANUARY 5<sup>TH</sup>, 2026**  
**JENKINS PLANNING COMMISSION**  
MEETING MINUTES

**CALL TO ORDER – PLEDGE OF ALLEGIANCE**

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

**ROLL CALL**

FOUR OF THE FIVE MEMBERS OF THE PLANNING COMMISSION WERE PRESENT. COMMISSIONER DERKSEN WAS ABSENT.

**APPROVAL**

**A. AGENDA**

**B. MINUTES FROM THE DECEMBER 1ST, 2025 PLANNING COMMISSION MEETING**

THE COMMISSION REVIEWED BOTH THE AGENDA AND THE MINUTES FROM THE DECEMBER 1ST MEETING.

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

**NEW BUSINESS**

**A. COMMISSIONER TERMS ENDING**

CLERK DELOUGHERTY REPORTED THAT THREE PLANNING COMMISSION TERMS ARE SET TO EXPIRE. THESE APPOINTMENTS INCLUDE CHAIRMAN STRICKER, COMMISSIONER GOERGES, AND COMMISSIONER SILTMAN.

COMMISSIONERS WERE ADVISED THAT IF THEY ARE STILL INTERESTED IN THEIR CURRENT POSITIONS, THEY SHOULD PROVIDE A LETTER OF INTEREST TO CLERK DELOUGHERTY FOR THE UPCOMING CITY COUNCIL MEETING WHERE THE APPOINTMENTS WILL BE DISCUSSED.

**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**

THE COMMISSION CONTINUED THEIR DISCUSSION OF THE PROPOSED ORDINANCE AMENDMENT REGARDING STORAGE CONTAINERS. CLERK DELOUGHERTY INFORMED THE COMMISSION THAT WHEN SHE SHARED THE AMENDMENT WITH KATIE KOSTOHRYZ, COMMUNITY DEVELOPMENT ADMINISTRATOR WITH SOURCEWELL, KATIE HAD ASKED IF THE PLANNING COMMISSION WOULD HAVE ANY INTEREST IN FURTHER DEFINING INOPERABLE/ABANDONED WATERCRAFTS AND TRAILERS.

THE COMMISSION REVIEWED THE ORDINANCE THAT HAD BEEN PREVIOUSLY DISCUSSED AT THE DECEMBER 1ST MEETING. AT THE PRIOR MEETING, THEY HAD 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

THEY HAD ALSO DETERMINED THAT THE REQUIREMENT FOR CONTAINERS TO BE PLACED ON A "HARD SURFACE" SHOULD BE AMENDED TO INCLUDE "CONCRETE, ASPHALT, OR A GRAVEL PAD" TO PROVIDE MORE FLEXIBILITY, AND THAT THE 180-DAY TIME LIMIT IN RESIDENTIAL AREAS SHOULD BE REMOVED AND INSTEAD TIED TO VALID BUILDING PERMITS.

THE COMMISSION AGREED TO MOVE FORWARD WITH THE ORDINANCE AMENDMENT AS PREVIOUSLY DISCUSSED RATHER THAN ADDING ADDITIONAL PROVISIONS REGARDING INOPERABLE/ABANDONED WATERCRAFTS AND TRAILERS AT THIS TIME.

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

## **MISCELLANEOUS/COMMUNICATION**

### **A. ZONING ADMIN REPORT**

CLERK DELOUGHERTY PRESENTED HER ZONING ADMINISTRATOR'S REPORT, NOTING:

1. NO PERMITS HAD BEEN ISSUED SINCE THE LAST MEETING.
2. SEVERAL PENDING APPLICATIONS AND INQUIRIES ARE BEING REVIEWED:
  - NORTHLAND (NATHAN LANGE): A MEETING HAS BEEN SCHEDULED FOR JANUARY 13TH, 2026, TO DISCUSS THE CURRENT CONDITIONAL USE PERMIT AND PENDING AMENDMENT APPLICATION. CLERK OPENED THE INVITATION TO ONE OR TWO PLANNING COMMISSIONERS, SHOULD THEY CHOOSE TO ATTEND.

**COMMISSIONER GOERGES AGREED TO ATTEND THE JANUARY 13<sup>TH</sup> MEETING WITH MR. LANGE.**

- POTENTIAL ZONING DISTRICT AMENDMENT: PRELIMINARY DISCUSSIONS REGARDING CHANGING FROM HIGHWAY BUSINESS (C-2) TO RESIDENTIAL STORAGE (RS) AND COMMERCIAL PUD FOR DEVELOPMENT OF RESIDENTIAL STORAGE BUILDINGS.
- LOT CONSOLIDATION: A PROPERTY OWNER HAS PURCHASED MULTIPLE LOTS IN THE URBAN RESIDENTIAL (R-2) DISTRICT AND PLANS TO CONSOLIDATE THEM FOR FUTURE DEVELOPMENT OF DUPLEXES. CLERK DELOUGHERTY EXPLAINED THAT THE OWNER WANTS TO TAKE FOUR LOTS AND COMBINE THEM, THEN CONSOLIDATE ANOTHER FOUR LOTS, AND ANOTHER FOUR LOTS. CURRENTLY, THERE IS A TRAILER ON THE PROPERTY THAT WOULD NEED TO BE EITHER REMOVED OR RELOCATED. THE CONSOLIDATION WOULD CREATE LOTS OF APPROXIMATELY 111-112 FEET, ALLOWING FOR THE CONSTRUCTION OF DUPLEXES CENTERED ON EACH CONSOLIDATED LOT.

- VEHICLE DEALER COMPLIANCE: A PROPERTY OWNER IN THE HIGHWAY BUSINESS (C-2) DISTRICT HAS REQUESTED SIGNATURE ON A VEHICLE DEALER COMPLIANCE CERTIFICATE REQUIRED BY THE STATE OF MINNESOTA FOR OPERATING A UTV DEALERSHIP. CLERK DELOUGHERTY ADVISED THAT A CONDITIONAL USE PERMIT WOULD BE REQUIRED.
- POTENTIAL CAMPGROUND: PRELIMINARY DISCUSSIONS WITH A PROPERTY OWNER AND DNR REGARDING DEVELOPMENT OF A CAMPGROUND AND SMALL RETAIL STORE, REQUIRING A ZONING DISTRICT AMENDMENT FROM RURAL RESIDENTIAL (RR) TO HIGHWAY BUSINESS (C-2) AND COMMERCIAL PUD.

CODE ENFORCEMENT:

- STAFF HAS COMMUNICATED WITH A ROSEWOOD STREET PROPERTY OWNER REGARDING EXTERIOR STORAGE OF MULTIPLE INOPERABLE WATERCRAFTS/TRAILERS/MATERIALS. THE PROPERTY OWNER IS WORKING TO PROPERLY STORE MATERIALS AND SCREEN THE PROPERTY.
- COMMUNICATIONS WITH NATHAN LANGE OF NORTHLAND REGARDING COMPLIANCE ISSUES.

CLERK DELOUGHERTY INDICATED THAT FEBRUARY AND MARCH MEETINGS WOULD LIKELY INCLUDE MULTIPLE PUBLIC HEARINGS RELATED TO THESE PENDING PROJECTS.

**ADJOURNMENT**

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



AGENDA ITEM #

4a

REPORT TO PLANNING COMMISSION

Prepared by: Cassandra Delougherty  
Date: February 2<sup>nd</sup>, 2026  
Subject: Public Hearing: 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. The intent of this ordinance amendment is to amend 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.” and has proposed the attached amendment O-26-47 with changes in red.

**Requested Action:** Please review the attached proposed ordinance amendment O-26-47. Commission can approve, deny, or table the amendment recommendation for Council. If the Commission chooses to table the proposed amendment, staff request 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, 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)(c) 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

- (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 placed so as not to be visible from adjacent public rights-of-way or public parks and shall be screened by fencing or landscaping when located on any lot within 500 feet of any residential zoning district.
- (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.

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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-26-47, 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



## STAFF REPORT TO PLANNING COMMISSION

### **Amendment to Land Use and Subdivision Regulations – Screening Standards in the Highway Business (C-2) District**

#### **I. REQUEST**

Planning staff are requesting that the Planning Commission recommend approval of amendments to the City's Land Use and Subdivision Regulations related to **screening requirements in the Highway Business (C-2) District**. The proposed amendment would revise existing prescriptive screening standards and replace them with more flexible language that allows the Planning Commission to impose **site-specific screening conditions on individual Conditional Use Permit (CUP) applications**.

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#### **II. BACKGROUND AND PURPOSE**

The Highway Business (C-2) District is intended to accommodate a wide range of commercial and service-oriented uses that rely on highway visibility and access. While the district serves an important economic function, it often abuts residential areas, public rights-of-way, or other sensitive land uses that may require visual buffering or screening.

The City's current ordinance includes **fixed and uniform screening requirements** for certain uses within the C-2 District. While well-intended, these standards have proven to be:

- Overly restrictive in some situations,
- Difficult to apply consistently across varying site conditions, and
- Limiting to both applicants and the Planning Commission when reviewing Conditional Use Permit requests.

Staff believes that allowing the Planning Commission discretion to require screening **based on site-specific impacts** will better serve the City's goals of flexibility, aesthetics, and compatibility between land uses.

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### III. EXISTING ORDINANCE LANGUAGE

The current Land Use and Subdivision Regulations include the following screening requirements for the Highway Business (C-2) District:

#### 150.033

|             |  |
|-------------|--|
| Landscaping | Landscaping is required in the front and side yards at least 25 feet in width and on a minimum of 25% of the developed lot |
|-------------|--|

*(6) Screening. All sites shall be heavily landscaped to provide 100% screening to adjacent residential parcels and over 50% screening from the road or any non-residential parcel. Percentages shall be determined by amount of structure that can be seen during leaf-on conditions. A landscaping and screening plan must be submitted and approved by the Planning Commission with each conditional use permit.*

This language establishes **mandatory screening types, locations, and dimensions**, regardless of the specific characteristics of the proposed use, lot configuration, or surrounding development.

#### For reference: Screening standards in the Central Business (C-1) District and the Industrial District.

##### Central Business District:

|             |   |
|-------------|---|
| Landscaping | Landscaping shall be provided in areas not covered by buildings, sidewalks, or parking areas on at least 25% of the developed land area |
|-------------|---|

##### Industrial District:

|             |  |
|-------------|--|
| Landscaping | Landscaping is required in front yards and around the perimeter of the building not less than 20 feet in width |
|-------------|--|

\*\* Where the industrial property abuts a residential district, the side yard setback shall be not less than 50 feet and shall contain a solid fence or vegetative screening.

\*\*\* Where the industrial property abuts a residential district, the rear yard setback shall be not less than 50 feet and shall contain a solid fence or vegetative screening.

## IV. ISSUES WITH CURRENT LANGUAGE

Staff has identified several limitations with the existing ordinance language:

1. **Lack of Flexibility**

The ordinance requires the same screening solution for all applicable uses, regardless of scale, intensity, or proximity to adjacent properties.

2. **Site Constraints**

Some properties in the C-2 District have limited lot depth, irregular shapes, or existing development patterns that make strict compliance impractical or unnecessary.

3. **Inconsistent Outcomes**

The rigid standards do not allow the Planning Commission to tailor screening requirements to mitigate actual impacts, resulting in either over-screening or insufficient buffering in some cases.

4. **Conditional Use Permit Review Limitations**

The Planning Commission's ability to apply reasonable conditions during CUP review is constrained by ordinance language that already prescribes screening requirements.

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## V. EXAMPLES OF APPLICATION CHALLENGES

The following examples illustrate how the current screening language can be problematic:

- **Example 1:** A small-scale seasonal business adjacent to a highway but not visible from nearby residential property is still required to install full screening, even when impacts are minimal.
- **Example 2:** A redevelopment project on a shallow lot cannot meet the required screening width without significantly reducing usable site area.
- **Example 3:** A use that operates primarily indoors with limited outdoor activity is subject to the same screening requirements as higher-impact uses.

In each case, greater discretion would allow the Planning Commission to require screening that is **proportional and appropriate**.

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## VI. PROPOSED ORDINANCE AMENDMENT

Staff recommends replacing the existing prescriptive screening language with the following:

**Proposed Language:**

“Screening in the Highway Business (C-2) District may be required as a condition of approval for Conditional Use Permits where necessary to mitigate visual, noise, or operational impacts on adjacent properties or public rights-of-way.

The Planning Commission may require screening in the form of fencing, walls, landscaping, or a combination thereof. Screening requirements shall be determined on a case-by-case basis and shall be reasonably related to the nature of the proposed use, site conditions, and surrounding land uses.”

This language maintains the City’s ability to require screening while allowing flexibility in how and when it is applied.

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## **VII. CONSISTENCY WITH CITY GOALS**

The proposed amendment is consistent with the City’s planning objectives by:

- Supporting economic development and reinvestment in the Highway Business District,
- Allowing context-sensitive design solutions,
- Enhancing compatibility between commercial and adjacent land uses, and
- Preserving the Planning Commission’s authority to impose reasonable and enforceable conditions.

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## **VIII. RECOMMENDATION**

Planning staff recommends that the Planning Commission **hold a public hearing and recommend approval** of the proposed amendments to the Land Use and Subdivision Regulations related to screening in the Highway Business (C-2) District.



AGENDA ITEM # *6a*

REPORT TO PLANNING COMMISSION

Prepared by: Cassandra Delougherty  
Date: February 2<sup>nd</sup>, 2026  
Subject: CUP Review-Northland - Mr. Nathan Lange

**Report:** Commissioner Goerges, Clerk Delougherty, and Community Development/Assistant Zoning Administrator Katie Kostohryz met with Mr. Nathan Lange of Northland on January 13th, 2026 for a productive meeting to discuss his current CUP and amendment application.

Mr. Lange is requesting that the survey requirement be waived for the new application, citing that a survey containing this amount of detail wasn't required for the original CUP application, and this is an "Amended CUP."

**Requested Action:** Please approve, deny, or table the request to waive survey requirements. Commission can approve, deny, or table the request. If the Commission chooses to table the property owner's request, staff request further direction.