



Regular Planning Commission Meeting & Public Hearings Agenda

Monday, May 4th, 2026 @ 6:00 PM

Commission Chair: Simon Stricker

Commission:
Joby Goerges
Roman Siltman
Victor Prociuk
Corey Derksen

City Clerk/Zoning Administrator:
Cassandra Delougherty
**City Community Development
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 APRIL 7TH, 2026 PLANNING COMMISSION MEETING & PUBLIC HEARINGS (HANSON VARIANCE, TURNER CUP, AND ORD. AMNDMNT O-26-49 LOWER-POTENCY HEMP EDIBLES)
4. PUBLIC HEARING:
 - a. PROPOSED AMENDMENT TO HIGHWAY BUSINESS (C-2) ZONING DISTRICT SCREENING REQUIREMENTS FOR TH371 O-26-50
 - i. OPEN HEARING FOR PUBLIC COMMENT
 - ii. CLOSE PUBLIC HEARING
 - iii. PLANNING COMMISSION DELIBERATION
 - iv. PLANNING COMMISSION ACTION
 - b. CONDITIONAL USE PERMIT AMENDMENT APPLICATION- NATHAN LANGE, NORTHLAND CUP
 - i. OPEN HEARING FOR PUBLIC COMMENT
 - ii. CLOSE PUBLIC HEARING
 - iii. PLANNING COMMISSION DELIBERATION
 - iv. PLANNING COMMISSION ACTION
5. NEW BUSINESS
 - a. REVIEW OF CAMPING/RV ORDINANCE/PERMITTING
 - b. REVIEW OF DEFINITION AND LAND USE MATRIX RELATED TO “WAREHOUSING”
6. UNFINISHED BUSINESS
7. MISCELLANEOUS/COMMUNICATION
 - a. ZONING ADMINISTRATOR’S REPORT
8. ADJOURNMENT

APRIL 7TH, 2026
JENKINS PLANNING COMMISSION
MEETING MINUTES

CALL TO ORDER

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

ROLL CALL

PLANNING COMMISSION CHAIRMAN STRICKER, COMMISSIONERS GOERGES, SILTMAN, AND DERKSEN WERE PRESENT. COMMISSIONER PROCIUK WAS ABSENT.

APPROVAL

THE COMMISSION REVIEWED THE AGENDA AND THE MINUTES FROM THE MARCH 2ND, 2026 PLANNING COMMISSION MEETING & PUBLIC HEARING FOR ORD. AMNDMT O-26-48

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

PUBLIC HEARINGS

SIDE-YARD SETBACK VARIANCE REQUEST- 2869 HALF MILE RD.

CHAIRMAN STRICKER OPENED THE PUBLIC HEARING FOR PUBLIC COMMENTS REGARDING THE SIDE YARD SETBACK VARIANCE REQUEST FOR 2869 HALF MILE ROAD AT 6:01PM.

WITH NO PUBLIC COMMENTS RECEIVED, THE HEARING WAS CLOSED AT 6:01PM.

STRICKER ASKED IF ANY COMMISSIONERS HAD QUESTIONS BEYOND WHAT WAS PREVIOUSLY DISCUSSED. HE NOTED THAT AFTER READING THROUGH ALL MATERIALS, HE HAD NO FURTHER QUESTIONS OR THOUGHTS BEYOND WHAT WAS PREVIOUSLY COVERED REGARDING THE VARIANCE REQUEST.

WITH NO ADDITIONAL QUESTIONS OR CONCERNS FROM COMMISSIONERS, STRICKER CALLED FOR A MOTION.

MOTION: COMMISSIONER GOERGES MADE A MOTION TO RECOMMEND APPROVAL OF THE VARIANCE REQUEST CITING FINDINGS OF FACT. COMMISSIONER DERKSEN SECONDED. MOTION PASSED UNANIMOUSLY.

CONDITIONAL USE PERMIT APPLICATION-ATV/UTV DEALER'S LICENSE 33754 CHARLES AVENUE

CHAIRMAN STRICKER OPENED THE PUBLIC HEARING FOR PUBLIC COMMENTS REGARDING THE CONDITIONAL USE PERMIT APPLICATION FOR AN ATV/UTV DEALER'S LICENSE AT 33754 CHARLES AVENUE AT 6:04PM.

WITH NO PUBLIC COMMENTS RECEIVED, THE HEARING WAS CLOSED AT 6:04PM.

CITY CLERK/ZONING ADMINISTRATOR DELOUGHERTY PROVIDED CLARIFICATION ON THE APPLICATION, EXPLAINING THAT WHILE INITIALLY LISTED AS AN ATV/UTV DEALER'S LICENSE, THE

BUSINESS WOULD ACTUALLY INVOLVE ATV, UTV PARTS AND SERVICE AS WELL AS SALES. SHE NOTED THAT TO SELL UTVs REQUIRES A FULL VEHICLE DEALER LICENSE, AND THE BUSINESS NAME WOULD BE ADVENTURE TIME VEHICLES LLC.

COMMISSIONER QUESTIONED WHY THIS APPLICATION REQUIRED A CONDITIONAL USE PERMIT, GIVEN THAT THERE ARE OTHER SIMILAR BUSINESSES IN TOWN INCLUDING AN AUTOMOBILE DEALERSHIP AND LAWN MOWER SALES. DELOUGHERTY EXPLAINED THAT THE OTHER VEHICLE DEALERSHIP ALSO HAS A CONDITIONAL USE PERMIT FOR THEIR AUTO DEALER LICENSE. SINCE VEHICLE DEALERSHIPS ARE NOT SPECIFICALLY LISTED IN THE CITY'S LAND USE MATRIX, THEY REQUIRE CONDITIONAL USE PERMITS FOR ZONING VERIFICATION.

THE COMMISSIONER ALSO RAISED CONCERNS ABOUT IMPERVIOUS SURFACE AREA, NOTING THEY APPEARED TO BE AT THE LIMIT WITH LITTLE ROOM FOR ADDITIONAL PARKING. DELOUGHERTY REFERENCED A SURVEY SHOWING THE CALCULATIONS, EXPLAINING THAT THE IMPERVIOUS SURFACE CALCULATION CAME OUT TO APPROXIMATELY 39.8% WHEN NOT COUNTING AREAS ABUTTING OTHER PROPERTIES OR EASEMENTS ALONG CHARLES AVENUE, WHICH COULDN'T BE MODIFIED ANYWAY. OTHER COMMISSIONERS INDICATED THEY HAD NO CONCERNS THAT STOOD OUT, AND THE MAIN QUESTION ABOUT THE CUP REQUIREMENT HAD BEEN ANSWERED SATISFACTORILY.

THE COMMISSIONERS DISCUSSED WHICH CONDITIONS SHOULD BE ATTACHED TO THE APPROVAL. THEY DETERMINED THAT VISIBILITY FROM THE HIGHWAY WAS IMPORTANT FOR THE BUSINESS AND NO ADDITIONAL SCREENING WOULD BE NECESSARY. THEY NOTED THAT THE APPLICANT OWNS RESIDENTIAL PROPERTY TO THE SOUTH, SO NEIGHBORING CONCERNS WERE MINIMAL.

THE BIGGEST CONCERN HAD BEEN IMPERVIOUS SURFACE COVERAGE, BUT THAT WAS ALREADY ACCOUNTED FOR IN EXISTING CONDITIONS.

MOTION TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT APPLICATION MADE BY COMMISSIONER GOERGES WITH CONDITIONS 1 AND 3, EXCLUDING CONDITION 2. THE MOTION WAS SECONDED BY COMMISSIONER SILTMAN. ALL PRESENT VOTED AYE.

ORD. AMNDMT O-26-49 LAND USE MATRIX- LOWER-POTENCY HEMP EDIBLE RETAILER

CHAIRMAN STRICKER OPENED THE HEARING FOR PUBLIC COMMENT REGARDING THE LAND USE MATRIX AMENDMENT FOR LOWER-POTENCY HEMP EDIBLE RETAILERS AT 6:12PM.

WITH NO PUBLIC COMMENTS RECEIVED, THE HEARING WAS CLOSED AT 6:12PM.

THE COMMISSIONERS HAD PREVIOUSLY DISCUSSED THIS MATTER AND INDICATED THEY HAD NO NEW THOUGHTS OR CONCERNS. ONE COMMISSIONER NOTED THIS WAS ESSENTIALLY HOUSEKEEPING TO ADD THE USE THAT HAD BEEN FORGOTTEN IN THE MATRIX.

MOTION TO RECOMMEND APPROVAL OF ORDINANCE AMENDMENT O-26-49 TO THE CITY COUNCIL MADE BY COMMISSIONER GOERGES, SECONDED BY SILTMAN. ALL PRESENT VOTED AYE.

DELOUGHERTY NOTED THAT THESE PUBLIC HEARING ITEMS WOULD GO BEFORE THE CITY COUNCIL AT THEIR NEXT MEETING AT 6 PM FOR FINAL APPROVAL.

NEW BUSINESS

REVIEW OF ZONING DISTRICT SETBACK REQUIREMENTS

DELOUGHERTY PRESENTED A COMPARISON OF JENKINS' SETBACK REQUIREMENTS WITH OTHER AREA CITIES. THIS REVIEW WAS PROMPTED BY RECENT VARIANCE REQUESTS AND DISCUSSION DURING THE HANSEN VARIANCE APPLICATION. THE COMPARISON SHOWED JENKINS FALLS IN LINE WITH OTHER CITIES IN URBAN AND SINGLE FAMILY RESIDENTIAL DISTRICTS, WITH THE 10-FOOT SETBACK BEING CONSISTENT WITH OTHERS. JENKINS WAS NOTED TO BE SLIGHTLY MORE RESTRICTIVE THAN SOME CITIES IN THE C-2 DISTRICT BUT GENERALLY COMPARABLE.

AFTER REVIEWING THE INFORMATION, COMMISSIONERS AGREED THEY DIDN'T NEED TO CHANGE ANYTHING AT THIS TIME. THE VARIANCE PROCESS ALLOWS FOR FLEXIBILITY WHEN NEEDED, AND THE RECENT VARIANCE REQUESTS APPEARED TO BE UNUSUAL CIRCUMSTANCES RATHER THAN A PATTERN. THE COMMISSIONERS NOTED THEY RARELY HAD VARIANCE REQUESTS PRIOR TO THE TWO RECENT ONES, AND THE HANSEN REQUEST INVOLVED UNIQUELY LONG AND NARROW LOTS THAT CREATED THE SETBACK ISSUE.

UNFINISHED BUSINESS

HIGHWAY BUSINESS ZONING DISTRICT SCREENING REQUIREMENTS FOR TH371

DELOUGHERTY EXPLAINED THAT AT THE PREVIOUS MEETING, THE COMMISSION HAD REVIEWED INFORMATION ABOUT SCREENING REQUIREMENTS IN THE C-2 BUSINESS DISTRICT. THE PURPOSE AND INTENT OF THE C-2 DISTRICT IS FOR BUSINESSES THAT CAN BENEFIT FROM HIGHWAY VISIBILITY, BUT THE CURRENT 50% SCREENING REQUIREMENT CONTRADICTS THIS PURPOSE.

WHILE DELOUGHERTY HAD INTENDED TO PROVIDE NEW LANGUAGE FOR TONIGHT'S MEETING, CONFERENCE TRAVEL AND CATCH-UP WORK HAD PREVENTED COMPLETION. HOWEVER, SHE PRESENTED PROPOSED LANGUAGE THAT WOULD GIVE THE PLANNING COMMISSION DISCRETION TO REQUIRE SCREENING AS A CONDITION OF CONDITIONAL USE PERMITS WHERE NECESSARY TO MITIGATE IMPACTS ON ADJACENT PROPERTIES. THE SCREENING REQUIREMENTS WOULD BE DETERMINED CASE-BY-CASE AND REASONABLY RELATED TO THE PROPOSED USE, SITE CONDITIONS, AND SURROUNDING LAND USES.

THIS APPROACH WOULD PUT SCREENING DECISIONS BACK UNDER PLANNING COMMISSION CONTROL RATHER THAN HAVING BLANKET RESTRICTIVE REQUIREMENTS. COMMISSIONERS EXPRESSED SUPPORT FOR THE PROPOSED LANGUAGE, NOTING IT ALIGNED WITH THEIR PREVIOUS DISCUSSIONS. ONE COMMISSIONER PARTICULARLY LIKED THAT IT WOULD BE CASE-BY-CASE AND HOPED THEY WOULD REMEMBER TO REQUIRE SCREENING FROM RESIDENTIAL AREAS WHEN APPROPRIATE. DELOUGHERTY CONFIRMED THAT RESIDENTIAL SCREENING REQUIREMENTS WOULD NOT BE AFFECTED BY THIS CHANGE.

MOTION TO RECOMMENDED SCHEDULING A PUBLIC HEARING OF THE PROPOSED ORDINANCE AMENDMENT FOR THE NEXT PLANNING COMMISSION MEETING MADE BY COMMISSIONER GOERGES, SECONDED BY DERKSEN. ALL PRESENT VOTED AYE.

NATHAN LANGE, NORTHLAND CUP-VERBAL UPDATE

DELOUGHERTY REPORTED THAT THE NORTHLAND CUP MATTER REMAINS ACTIVE WITH ONGOING CONCERNS ABOUT THE SEPTIC SYSTEM AND HOLDING TANKS. SHE'S WORKING WITH THE CITY'S SEPTIC INSPECTOR, DESIGNER MARTIN JOYCE, AND THE CITY'S PLANNING CONSULTANT, KATIE TO ENSURE ALL REQUIREMENTS ARE MET FOR GROUNDWATER PROTECTION IN THE WELL AND PRIVATE SEPTIC NEIGHBORHOOD.

LANGE RECEIVED A FINAL NOTICE OF NONCOMPLIANCE BUT IMMEDIATELY REACHED OUT TO CORRECT MISSING ITEMS. THERE'S AN ISSUE WITH AN OVERSIZED SIGN TRAILER THAT LANGE SAID WOULD BE REMOVED BY MAY 1ST WHEN GROUND CONDITIONS ALLOW, THOUGH THE CITY REQUESTED COMPLIANCE BY APRIL 15TH.

DELOUGHERTY EXPECTS TO HAVE SEPTIC AND HOLDING TANK ISSUES RESOLVED BY THE END OF NEXT WEEK, WHICH WOULD LEAVE ONLY THE SCREENING AMENDMENT TO ADDRESS. SHE HOPES TO SCHEDULE THE PUBLIC HEARING FOR NEXT MONTH AND NOTED THAT THE NEW SCREENING ORDINANCE WOULD HELP ADDRESS PREVIOUS CONDITIONS FOR THIS APPLICATION.

MISCELLANEOUS/COMMUNICATION

DELOUGHERTY INFORMED THE COMMISSION THAT PROPERTY OWNERS HAD INQUIRED REGARDING THE CITY'S ORDINANCE REQUIREMENTS FOR BARNDOMINIUMS. THE LAND USE APPLICATION REQUIRES FLOOR PLANS FOR BARNDOMINIUMS, AND THERE'S CONFUSION ABOUT WHETHER THIS MEANS RESIDENTS MUST COMPLETE ALL LIVING QUARTERS IMMEDIATELY OR CAN PHASE THE WORK. THE ORDINANCE REQUIRES 25% OR 400 SQUARE FEET (WHICHEVER IS GREATER) OF THE OVERALL FLOOR SPACE TO BE FOR LIVING. PROPERTY OWNERS ARE ASKING IF THEY CAN PROVIDE FLOOR PLANS AND FRAME WALLS WITHOUT COMPLETING WELLS, SEPTIC, AND ALL FINISH WORK, AS THE FULL COMPLETION ISN'T COST-EFFECTIVE.

CHAIRMAN STRICKER CLARIFIED THAT THE INTENT WAS TO ENSURE BARNDOMINIUMS ARE USED FOR HOUSING RATHER THAN STORAGE. IF IT'S GOING TO BE USED FOR STORAGE, THEN YES, ALL REQUIREMENTS MUST BE MET, BUT IF IT'S INTENDED AS A HOUSE, THEN NO. THE COMMISSION HAD DISCUSSED THIS MATTER IN GREAT DETAIL PREVIOUSLY.

AFTER BRIEF DISCUSSION, COMMISSIONERS CONFIRMED THE ORDINANCE REQUIRES WELL, SEPTIC, AND LIVING QUARTERS TO BE COMPLETED. DELOUGHERTY INDICATED SHE WOULD ENFORCE THIS REQUIREMENT ON THE ADMINISTRATIVE SIDE BASED ON THE COMMISSION'S CLARIFICATION.

ADJOURNMENT

***MOTION: COMMISSIONER GOERGES MADE A MOTION TO ADJOURN AT 6:27PM.
COMMISSIONER SILTMAN SECONDED. MOTION PASSED UNANIMOUSLY.***

RESPECTFULLY SUBMITTED THIS ____ DAY OF _____, 202_.

CASSANDRA M. DELOUGHERTY, CITY CLERK-TREASURER
ZONING ADMINISTRATOR



**MAY 4TH, 2026 PUBLIC HEARING
ORDINANCE AMENDMENT O-26-50
REPORT TO PLANNING COMMISSION**

REPORT TO PLANNING COMMISSION

PREPARED BY: CASSANDRA DELOUGHERTY

DATE: APRIL 16TH, 2026

SUBJECT: ORDINANCE AMENDMENT O-26-50 AMENDING LAND USE AND SUBDIVISION REGULATIONS – SCREENING STANDARDS IN THE HIGHWAY BUSINESS (C-2) DISTRICT

REPORT: PLANNING STAFF ARE PRESENTING THE PROPOSED AMENDMENT TO THE CITY’S LAND USE AND SUBDIVISION REGULATIONS RELATED TO SCREENING REQUIREMENTS IN THE HIGHWAY BUSINESS (C-2) DISTRICT FOR PUBLIC HEARING. THE PLANNING COMMISSION PREVIOUSLY AGREED TO HOLD THIS PUBLIC HEARING. FOLLOWING THE HEARING, STAFF REQUEST THAT THE PLANNING COMMISSION CONSIDER RECOMMENDING APPROVAL OF PROPOSED ORDINANCE AMENDMENT O-26-50, AN ORDINANCE AMENDING SCREENING PERFORMANCE STANDARDS IN THE HIGHWAY BUSINESS (C-2) ZONING DISTRICT.

THE 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. AS STATED IN THE ORIGINAL REPORT, THE INTENT IS TO “REPLACE EXISTING PRESCRIPTIVE SCREENING STANDARDS AND...ALLOW THE PLANNING COMMISSION TO IMPOSE SITE-SPECIFIC SCREENING CONDITIONS”

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. HOWEVER, MANY C-2 PROPERTIES ABUT RESIDENTIAL AREAS, PUBLIC RIGHTS-OF-WAY, OR OTHER SENSITIVE LAND USES WHERE SCREENING MAY BE APPROPRIATE.

THE CITY’S CURRENT ORDINANCE INCLUDES FIXED AND UNIFORM SCREENING REQUIREMENTS FOR CERTAIN USES WITHIN THE C-2 DISTRICT. STAFF HAVE FOUND THESE STANDARDS TO BE:

- OVERLY RESTRICTIVE IN SOME SITUATIONS
- DIFFICULT TO APPLY CONSISTENTLY ACROSS VARYING SITE CONDITIONS
- LIMITING TO BOTH APPLICANTS AND THE PLANNING COMMISSION DURING CUP REVIEW
- THAT THE CURRENT STANDARDS HAVE PROVEN TO BE OVERLY RESTRICTIVE IN SOME SITUATIONS AND LIMITING TO BOTH APPLICANTS AND THE PLANNING COMMISSION.

THE PURPOSE OF ORDINANCE AMENDMENT O-26-50 IS TO PROVIDE FLEXIBILITY AND ALLOW SCREENING REQUIREMENTS TO BE TAILORED TO ACTUAL SITE IMPACTS.



**MAY 4TH, 2026 PUBLIC HEARING
ORDINANCE AMENDMENT O-26-50
REPORT TO PLANNING COMMISSION**

EXISTING ORDINANCE LANGUAGE: THE CURRENT LAND USE AND SUBDIVISION REGULATIONS INCLUDE THE FOLLOWING SCREENING REQUIREMENTS FOR THE HIGHWAY BUSINESS (C-2) DISTRICT:

“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.” 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 INDUSTRIAL DISTRICT ARE LESS PRESCRIPTIVE AND APPLY ONLY IN CERTAIN ADJACENCY SITUATIONS.

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.

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.



**MAY 4TH, 2026 PUBLIC HEARING
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REPORT TO PLANNING COMMISSION**

- **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.

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.

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.

RECOMMENDATION: ZONING & COMMUNITY DEVELOPMENT ADMINISTRATORS RECOMMEND THAT THE PLANNING COMMISSION:

- CLOSE THE PUBLIC HEARING AFTER RECEIVING PUBLIC COMMENT; AND
- RECOMMEND APPROVAL OF PROPOSED ORDINANCE AMENDMENT O-26-50 TO THE LAND USE AND SUBDIVISION REGULATIONS RELATED TO SCREENING IN THE HIGHWAY BUSINESS (C-2) DISTRICT.

ORDINANCE NO. O-26-50
CITY OF JENKINS
COUNTY OF CROW WING, STATE OF MINNESOTA

**AN ORDINANCE AMENDING TITLE XV: LAND USAGE OF THE JENKINS CITY
CODE OF ORDINANCES CHAPTER 150: LAND USE AND SUBDIVISIONS,
SUBSECTION 150.033 HIGHWAY BUSINESS DISTRICT RELATED TO SCREENING**

THE CITY COUNCIL OF JENKINS, MINNESOTA ORDAINS:

PURPOSE AND INTENT: THE PURPOSE AND INTENT OF THIS ORDINANCE IS TO AMEND THE JENKINS CITY CODE OF ORDINANCES, TITLE XV: LAND USAGE, CHAPTER 150: LAND USE AND SUBDIVISIONS, SECTION 150.033 HIGHWAY BUSINESS (C-2) ZONING DISTRICT AND DISTRICT PROVISIONS-SUBPART D: PERFORMANCE STANDARDS (6) “SCREENING”

SECTION 1. SECTION 150.033 TITLED “HIGHWAY BUSINESS” (C-2) “ZONING DISTRICT AND DISTRICT PROVISIONS”-SUBPART D: PERFORMANCE STANDARDS (6) “SCREENING” IS AMENDED TO READ:

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. ADDITIONAL 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.~~

SECTION 2. REPEAL: THIS ORDINANCE SHALL REPEAL ALL ORDINANCES INCONSISTENT HEREWITH.

SECTION 3. EFFECTIVE DATE: THIS ORDINANCE AMENDMENT SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE AND PUBLICATION ACCORDING TO STATE LAW.

PASSED BY THE CITY COUNCIL OF JENKINS, MINNESOTA THIS _____ DAY OF _____, 2026.

ANDREW RUDLANG, ACTING MAYOR

ATTESTED:

CASSANDRA M. DELOUGHERTY, CITY CLERK-TREASURER
ZONING ADMINISTRATOR



May 4th, 2026 PUBLIC HEARING NORTHLAND PROPERTIES CUP APPLICATION REPORT TO PLANNING COMMISSION

PARCEL INFORMATION

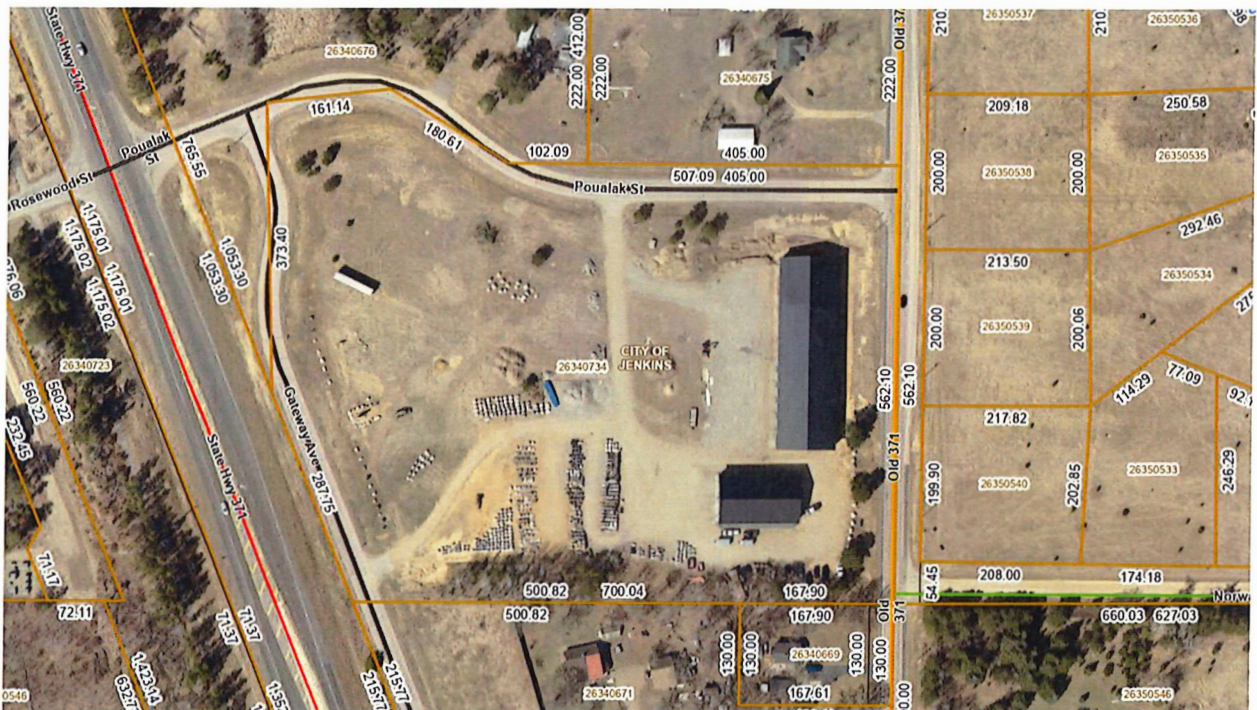
ADDRESS: 3691 POULAK ST PEQUOT LAKES, MN 56472

APPLICANT: NATHAN LANGE – NORTHLAND PROPERTIES

PROPERTY OWNER: NATHAN LANGE

APPLICATION

CONDITIONAL USE PERMIT AMENDMENT TO ALLOW A MULTI-TENANT COMMERCIAL PROPERTY, INCLUDING CONTRACTOR-TYPE BUSINESSES FOR LANDSCAPING SUPPLY, INSULATION, AND AUTO DETAILING, WITH ASSOCIATED OUTDOOR STORAGE AND OPERATIONAL ACTIVITIES.



BACKGROUND INFORMATION

THE SUBJECT PROPERTY (3691 POULIAK STREET, PARCEL ID 26340676) WAS GRANTED A CONDITIONAL USE PERMIT (CUP) ON DECEMBER 13, 2021, FOR COMMERCIAL USE, SUBJECT TO CONDITIONS INCLUDING LANDSCAPING, SCREENING, PERMITTING, AND COMPLIANCE WITH ZONING AND HEALTH STANDARDS. SINCE THAT TIME, THE CITY HAS IDENTIFIED CHANGES IN THE USE AND INTENSITY OF THE PROPERTY, INCLUDING ADDITIONAL SIGNS AND EXPANDED OPERATIONS NOT REFLECTED IN THE ORIGINAL CUP. BEGINNING IN JUNE 2025, THE CITY REQUESTED SUBMISSION OF AN AMENDED CUP APPLICATION AND DOCUMENTATION TO ADDRESS COMPLIANCE ITEMS. ONGOING COMMUNICATION THROUGH EARLY 2026 HAS



May 4th, 2026 PUBLIC HEARING NORTHLAND PROPERTIES CUP APPLICATION REPORT TO PLANNING COMMISSION

IDENTIFIED OUTSTANDING ITEMS, INCLUDING PERMITTING, SEPTIC (SSTS) VERIFICATION, CLARIFICATION OF SITE USES, AND SITE-RELATED COMPLIANCE MATTERS.

PERTINENT ORDINANCE ARTICLES:

§ 150.033 HIGHWAY BUSINESS DISTRICT.

(A) *Purpose and intent.* This district is intended to accommodate professional offices and larger scale businesses that provide goods and services to the general public. The businesses in this district can benefit from access and visibility from the TH 371 corridor. Adequate vehicle parking and access must be provided on the property. Site planning, design, landscaping, and design standards are important to project the image and character of an attractive and distinctive corridor into the city.

(B) *Compatibility.* The Highway Business Zone should be established as a transition zone between the Central Business District or the Light Industrial Zone and the surrounding residential zones. The zone may not be established in an area where it is completely surrounded by residential zones.

(C) *Lot, use, and density requirements.*

Front yard minimum	30 feet
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
Lot area minimum	One acre
Lot width minimum feet	100 feet
Maximum building height	45 feet
Maximum lot coverage (impervious surface)	40%
Rear yard minimum/alley	20 feet**
Side yard minimum	20 feet*

Notes to table:

- * Where a Commercial District property abuts a Residential District, there shall be a side yard setback of 30 feet
- ** Where a Commercial District property abuts a Residential District, there shall be a rear yard setback of 30 feet

(D) *Performance standards.* The following performance standards apply to all development in this zone.

(1) *Impervious coverage.* Impervious coverage may be increased by up to 25%, not to exceed 50% of the property, through a conditional use permit if the following is provided and approved by the city:

- (a) A stormwater retention plan showing containment of the ten-year, 24-hour storm event on the parcel; and
- (b) Direct runoff of stormwater to adjacent properties and wetlands shall be eliminated through the use of berms, infiltration ponds, swales, filtration strips, or other permanent means.

(2) *Compatibility of use.* Use shall be compatible with the surrounding neighborhood. Uses shall not present noise, odor, light nuisances, or any other nuisances.

(3) *Parking.* Off-street parking shall be provided as per §150.108. On-street parking may be allowed by the Planning Commission. To reduce the visual impacts and amount of surface parking, shared parking and surface parking shall be located behind or to the side of a building. Additionally, suitable trees and shrubs shall be planted between parking lots and all adjacent sidewalks, roads, lots, and buildings.

(4) *Pedestrian amenities.* Proposed developments shall provide for safe and comfortable sidewalks, paths, and resting areas for pedestrians. Sidewalks and paths shall connect the development to adjacent land uses and provide connections through the development to the public street right-of-way.

(5) *Fences.* Fences not exceeding 96 inches in height may be constructed. Fencing shall only be constructed closer than ten feet from the surface of a public road with the permission of the Planning Commission. Materials shall consist of usual fencing materials with posts and fence of metal, wood, concrete, brick, or smooth wire. Barbed or electrified wire is allowed only with the permission of the Planning Commission.

(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.

(7) *Lighting.* Lighting shall be minimal. Lighting shall be downward directional and shall be compatible with the surrounding development.

(8) *Fire lanes.* Fire lanes shall remain unobstructed at all times.



**May 4th, 2026 PUBLIC HEARING
NORTHLAND PROPERTIES CUP APPLICATION
REPORT TO PLANNING COMMISSION**

STAFF FINDINGS OF FACT

STAFF RECOMMENDS THE PLANNING COMMISSION ADOPT THE FOLLOWING FINDINGS:

1. THE USE IS AN APPROPRIATE CONDITIONAL USE IN THE ZONING DISTRICT

THE PROPOSED MULTI-TENANT COMMERCIAL USE, INCLUDING SERVICE-BASED BUSINESSES, IS CONSISTENT WITH THE INTENT OF THE C-2 DISTRICT TO PROVIDE GOODS AND SERVICES TO THE PUBLIC AND ACCOMMODATE LARGER-SCALE COMMERCIAL ACTIVITY.

2. THE USE CONFORMS TO THE COMPREHENSIVE PLAN

THE USE SUPPORTS LOCAL ECONOMIC ACTIVITY AND COMMERCIAL DEVELOPMENT CONSISTENT WITH THE CITY'S GOALS OF PROMOTING ECONOMIC WELLBEING AND VIABLE BUSINESS ENVIRONMENTS.

3. THE USE, WITH CONDITIONS, IS COMPATIBLE WITH THE EXISTING NEIGHBORHOOD

WHILE CONTRACTOR-TYPE USES AND OUTDOOR STORAGE HAVE THE POTENTIAL TO CREATE IMPACTS, THE IMPOSITION OF CONDITIONS RELATED TO SCREENING, STORAGE, AND OPERATIONS ENSURES COMPATIBILITY WITH ADJACENT PROPERTIES AND SURROUNDING LAND USES.

4. THE USE WILL NOT BE INJURIOUS TO PUBLIC HEALTH, SAFETY, OR WELFARE

THE USE WILL NOT BE INJURIOUS TO PUBLIC HEALTH, SAFETY, OR WELFARE PROVIDED IT COMPLIES WITH:

- NUISANCE STANDARDS
- PERFORMANCE STANDARDS FOR NOISE, ODOR, AND LIGHTING
- SITE DESIGN AND OPERATIONAL CONDITIONS

THESE STANDARDS ARE ENFORCED UNDER THE ZONING ORDINANCE.

5. THE USE WILL NOT IMPEDE NORMAL AND ORDERLY DEVELOPMENT

THE USE WILL NOT IMPEDE FUTURE DEVELOPMENT, AS IT REMAINS CONSISTENT WITH THE INTENDED COMMERCIAL CHARACTER OF THE C-2 DISTRICT AND DOES NOT PRECLUDE OTHER PERMITTED USES.



**May 4th, 2026 PUBLIC HEARING
NORTHLAND PROPERTIES CUP APPLICATION
REPORT TO PLANNING COMMISSION**

6. ADEQUATE MEASURES HAVE BEEN TAKEN TO ADDRESS TRAFFIC, PARKING, AND ACCESS

CONDITIONS REQUIRING A SITE PLAN, DESIGNATED PARKING AREAS, AND CONTROLLED ACCESS WILL ENSURE THAT TRAFFIC CIRCULATION AND PARKING DEMAND ARE ADEQUATELY MANAGED.

7. ADEQUATE MEASURES WILL BE TAKEN TO PREVENT NUISANCE IMPACTS

CONDITIONS ADDRESSING:

- OUTDOOR STORAGE
- SCREENING
- NOISE AND HOURS OF OPERATION
- DUST, ODOR, AND DRAINAGE

WILL ENSURE THAT THE USE DOES NOT CREATE NUISANCE CONDITIONS, CONSISTENT WITH ORDINANCE REQUIREMENTS.

8. THE USE WILL NOT NEGATIVELY IMPACT NATURAL OR ENVIRONMENTAL FEATURES

THE USE IS REQUIRED TO COMPLY WITH DRAINAGE, EROSION CONTROL, AND STORMWATER STANDARDS, ENSURING NO ADVERSE ENVIRONMENTAL IMPACTS.

CONDITIONS:

- **SITE PLAN**
THE PROPERTY SHALL MAINTAIN AN APPROVED SITE PLAN (USES, PARKING, STORAGE, SCREENING). NO CHANGES WITHOUT CITY APPROVAL.
- **ALLOWED USES**
ONLY C-2 COMPATIBLE COMMERCIAL/SERVICE USES ALLOWED. CHANGES IN USE OR INTENSITY REQUIRE CITY REVIEW.
- **OUTDOOR STORAGE & SCREENING**
OUTDOOR STORAGE IS LIMITED TO DESIGNATED AREAS, SHALL BE ORDERLY, AND FULLY SCREENED. NO JUNK, DEBRIS, OR INOPERABLE VEHICLES.

OTHER SCREENING PER PLANNING
COMMISSION _____

-
- **PARKING & ACCESS**
OFF-STREET PARKING AND SAFE CIRCULATION REQUIRED. COMMERCIAL VEHICLES LIMITED TO APPROVED AREAS. NO ON-STREET OR AISLE PARKING.



**May 4th, 2026 PUBLIC HEARING
NORTHLAND PROPERTIES CUP APPLICATION
REPORT TO PLANNING COMMISSION**

- **PERFORMANCE STANDARDS**
ALL USES MUST MEET CITY STANDARDS FOR NOISE, ODOR, DUST, LIGHTING, AND DRAINAGE.
- **FLOOR DRAINS & WASTEWATER**
NO DISCHARGE TO GROUND, STORMWATER, OR SEPTIC SYSTEMS. WASTEWATER MUST DISCHARGE TO SANITARY SEWER OR A COMPLIANT HOLDING TANK.
- **HOLDING TANK & WASTE DISPOSAL**
HOLDING TANKS MUST BE MAINTAINED AND PUMPED AT APPROVED FACILITIES. ALL WASTES (INCLUDING OILS AND SLUDGE) MUST BE PROPERLY MANAGED PER MPCA REQUIREMENTS.
- **OPERATIONAL PRACTICES**
TENANTS SHALL FOLLOW MPCA BEST PRACTICES (SPILL CONTROL, NO DISCHARGE OF AUTOMOTIVE FLUIDS TO DRAINS, PROPER MATERIAL HANDLING).
- **OWNER RESPONSIBILITY**
PROPERTY OWNER IS RESPONSIBLE FOR TENANT COMPLIANCE AND SITE MAINTENANCE. ENFORCEMENT
- _____

VIOLATIONS MAY RESULT IN SUSPENSION OR REVOCATION OF THE CUP.

ACTION REQUESTED:

STAFF RECOMMENDS THE PLANNING COMMISSION REVIEW THE REQUEST AND ADOPT A MOTION TO EITHER:

1. **APPROVE** THE CONDITIONAL USE PERMIT, BASED ON THE FINDINGS OF FACT AND SUBJECT TO THE RECOMMENDED CONDITIONS;
2. **DENY** THE REQUEST, STATING THE FINDINGS OF FACT SUPPORTING DENIAL; OR
3. **TABLE** THE REQUEST TO A FUTURE MEETING, WITH DIRECTION TO STAFF AND/OR THE APPLICANT REGARDING ADDITIONAL INFORMATION OR ACTIONS NEEDED.

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STAFF REPORT TO PLANNING COMMISSION

Review of Camper / Recreational Vehicle (RV) Regulations (City Code §150.112)

1. BACKGROUND

Staff has observed an **increase in the number of campers and recreational vehicles (RVs)** being placed and used on properties throughout the City of Jenkins. This trend has raised questions regarding:

- Compliance with City Code
- Appropriate duration of use
- Use of campers on vacant lots
- Potential impacts on neighboring properties and public infrastructure

The purpose of this report is to summarize the **existing regulations under §150.112 (Camping)** and to identify potential policy considerations for the Planning Commission.

2. EXISTING ORDINANCE SUMMARY (150.112)

The City of Jenkins regulates campers and RVs under 150.112 of the City Code. The ordinance allows camping under specific conditions and establishes limits on duration, location, and use.

A. General Requirements

- Campers must be **licensed and road-ready**
- Campers must be **readily movable** and not permanently installed
- Campers may **not be skirted or converted into permanent structures**
- Must comply with **zoning setbacks**
- Must have **property owner permission**

B. Properties with a Principal Structure (Developed Lots)

- Maximum of **two (2) campers** allowed on a property
- Camper use is limited to **14 days within any 60-day period (per camper)**
- **One (1) camper may be stored year-round**, provided it is not in use

C. Properties without a Principal Structure (Vacant Lots)

- Maximum of **two (2) campers** allowed
- Without a permit:
 - Use limited to **14 days per calendar year**
- With a permit:
 - Use allowed up to **9 months per year**
 - Limited to **one permit per parcel per year**
 - Requires installation of an **approved sewage treatment system (septic system)**

D. Camping During Construction

- Temporary camping allowed with a valid building/zoning permit
 - Allowed for up to **12 months**, with potential extension if permits remain active
-

3. ANALYSIS

A. Ordinance Clarity

Section 150.112 provides **clear and structured standards** for camper use, including:

- Defined duration limits
- Distinction between developed and vacant properties
- Requirements for long-term use (permit and septic system)

B. Common Compliance Issues Observed

Based on recent activity, potential areas of noncompliance may include:

- Campers being **occupied beyond the 14-day limit** on developed properties
- Campers placed on **vacant lots without required permits**
- Long-term use of campers **without approved septic systems**
- Confusion between **storage (allowed)** and **occupancy (restricted)**

C. Impacts of Increased Camper Use

The increase in camper use may have the following impacts:

- **Sanitation concerns** where proper wastewater systems are not in place
 - **Increased density** beyond what is typical for residential zoning
 - **Aesthetic and neighborhood character concerns**
 - **Enforcement challenges** due to tracking duration of use
-

4. POLICY CONSIDERATIONS

While the current ordinance is relatively comprehensive, the Planning Commission may wish to consider whether updates or clarifications are needed.

Potential Discussion Topics:

A. Enforcement

- Should additional tools be implemented to **track duration of camper use**?
- Are current enforcement mechanisms adequate?

B. Duration Limits

- Is the **14 days within 60 days** standard appropriate?
- Should time limits be adjusted (shortened or extended)?

C. Vacant Lot Use

- Should extended camping on vacant lots continue to be allowed with a permit?
- Should additional standards be applied (e.g., screening, location requirements)?

D. Utility and Sanitation Requirements

- Are current septic system requirements sufficient?
- Should additional restrictions on utility hookups be considered?

E. Number and Placement

- Should the number of campers allowed per lot be revisited?
 - Should location restrictions be clarified (e.g., rear yard only, screening)?
-

5. OPTIONS FOR COMMISSION CONSIDERATION

The Planning Commission may consider the following actions:

1. **No Change**
 - Determine that the current ordinance is sufficient and focus on enforcement
 2. **Minor Amendments**
 - Clarify language related to occupancy vs. storage
 - Add standards for placement or screening
 3. **Comprehensive Update**
 - Reevaluate duration limits
 - Revise standards for vacant lot use
 - Add registration or permitting requirements for all camper use
-

6. STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

- Review the existing standards in 150.112
 - Provide direction on whether:
 - Additional enforcement measures are needed, and/or
 - Ordinance amendments should be drafted
-

7. ATTACHMENTS

- City Code 150.112 – Camping

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AGENDA ITEM #

REPORT TO PLANNING COMMISSION

PREPARED BY: CASSANDRA DELOUGHERTY

DATE: APRIL 1ST, 2026

SUBJECT: PROPOSED ORDINANCE AMENDMENT O-26-49 AMENDING CITY CODE CHAPTER §150.038 LAND USE MATRIX

REPORT: PLANNING STAFF ARE REQUESTING THAT THE PLANNING COMMISSION REVIEW THE CITY'S CURRENT DEFINITIONS AND LAND-USE CLASSIFICATIONS FOR **WAREHOUSING** AND **STORAGE**. STAFF HAVE IDENTIFIED INCONSISTENCIES BETWEEN THE DEFINITIONS AND THE LAND USE MATRIX THAT MAY LEAD TO CONFUSION DURING PROJECT REVIEW, ZONING INTERPRETATION, AND ENFORCEMENT. STAFF REQUEST DIRECTION FROM THE PLANNING COMMISSION ON WHETHER AMENDMENTS SHOULD BE DRAFTED TO CLARIFY AND ALIGN THESE TERMS.

THE CITY'S ZONING ORDINANCE INCLUDES SEPARATE DEFINITIONS AND LAND-USE CLASSIFICATIONS FOR **WAREHOUSING** AND **STORAGE**, WHICH APPEAR IN MULTIPLE ZONING DISTRICTS. THESE USES ARE OFTEN RELATED BUT NOT IDENTICAL. OVER TIME, STAFF HAVE ENCOUNTERED SITUATIONS WHERE APPLICANTS, PROPERTY OWNERS, AND EVEN REVIEWING BODIES INTERPRET THESE TERMS DIFFERENTLY.

THESE INCONSISTENCIES CAN LEAD TO UNPREDICTABLE OUTCOMES AND DIFFICULTY APPLYING THE LAND USE MATRIX CONSISTENTLY.

THE PURPOSE OF THIS REVIEW IS TO ENSURE THAT THE DEFINITIONS AND LAND-USE CLASSIFICATIONS CLEARLY REFLECT THE CITY'S INTENT AND SUPPORT CONSISTENT APPLICATION ACROSS ZONING DISTRICTS.

WAREHOUSING. The principal use is the storage of materials or equipment within an enclosed building.

WAREHOUSING, COMMERCIAL. The rental or sale of **warehousing** space.



AGENDA ITEM #

§ 150.038 LAND USE MATRIX.

(A) The land use matrix shown in the following table establishes the allowable, permitted, accessory, conditional, interim, and excluded uses within the city.

(B) All uses are considered prohibited unless specifically allowed in this code, even if they are not listed specifically under excluded uses.

(C) All accessory uses require a permit, unless otherwise indicated.

<i>Use</i>	<i>AG</i>	<i>RR</i>	<i>R-1</i>	<i>R-2</i>	<i>RS</i>	<i>P</i>	<i>C-1</i>	<i>C-2</i>	<i>I-1</i>
structure or facility									
Warehousing, commercial	C	E	E	E	E	E	E	C	C
Warehousing, private	A	A	A	A	A	E	A	A	A

Notes to table:

A - Allowed without a permit

P - Permitted

C - Conditional use

I - Interim

E - Excluded

AC - Accessory use

GENERALLY REFERS TO THE STORAGE OF GOODS, MATERIALS, OR MERCHANDISE AS PART OF A DISTRIBUTION, LOGISTICS, OR COMMERCIAL OPERATION, OFTEN INVOLVING:

- LOADING DOCKS
- TRUCK TRAFFIC
- INVENTORY MANAGEMENT
- SHIPPING AND RECEIVING ACTIVITIES

WAREHOUSING IS TYPICALLY CONSIDERED A HIGHER-INTENSITY COMMERCIAL OR LIGHT INDUSTRIAL USE.

REQUESTED ACTION: PLEASE DETERMINE IF THE EXISTING DEFINITIONS AND LAND USE MATRIX ACCURATELY REFLECT THE INTENT OF THE USE. PROVIDE STAFF WITH DIRECTION.

§ 150.112 CAMPING.

(A) General.

(1) All recreational vehicles must be designed to operate on state roads without a special permit and must have a current license.

(2) No camping unit may be permanently placed or skirted.

(3) All camping units must be able to be moved readily.

(4) Camping units must meet dwelling setback requirements.

(5) Prior to placing a camping unit, the occupant must have the permission of the property owner. The permission must be written when the property owner is not available onsite.

(B) Properties with principal structures.

(1) There shall be a maximum of two units allowed at any one time.

(2) No individual camping unit may be placed for use longer than 14 days within any 60 days.

(3) One camping unit may be allowed in outside storage. That unit may be stored year round.

(C) Properties without principal structures.

(1) There shall be a maximum of two units allowed at any one time.

(2) Each individual camping unit is allowed for 14 days in any one calendar year without a permit.

(3) A permit is required for camping units established for more than 14 days in any one calendar year. The maximum time an individual unit can be established is nine months in any one calendar year.

(4) One permit per parcel per calendar year is allowed.

(5) A permit for a camping unit requires installation of a permanent sewage treatment system.

(D) Properties where a principal structure is being constructed.

(1) Camping units are allowed in conjunction with a land use permit for construction of a principal structure.

(2) Camping units are allowed up to 12 months during construction, with extension for an additional 12 months in conjunction with extension of a zoning permit.

(Ord. passed 4-10-2017) Penalty, see § 150.999



CITY OF JENKINS
PLANNING AND ZONING ADMINISTRATOR'S REPORT
April 28th, 2026

1. Permits/Approvals: The Following permits/approvals were completed over the last month(s) by the Zoning Department:

- a. **Jeff & Annette Hanson**, Half Mile Rd., detached 30ft x 44ft garage (Side yard setback variance approved by CC on 4/13/2026)
- b. **Mark Turner, Adventure Time Vehicles, LLC.**, Charles Ave., Zoning compliance confirmation completed for MN Vehicle Dealer License (CUP approved by CC on 4/13/26)
- c. **Mike Eichten**, Ackerman Trl., 12ft x 16ft & 12ft x 24ft accessory structures
- d. **Joel Ferguson**, Summer Ave., 12ft x 24ft garage addition
- e. **TW Miller Corp.**, TBD Norway Dr., 32ft x 48ft shop, 30ft x 56ft shop, SSTS design, Driveway Access Permit, E911 Addressing
- f. **Jean Hummel**, Cemetery Rd., 10ft x 20ft garden shed w/12ft x 8ft greenhouse
- g. **Dave Ackerman, Blue Water Wells**, Driveway Access Permit for PID 26340555 Charles Ave./Pine Tree St.

2. Code Enforcement: City Staff is currently working in the following potential violations/enforcement actions. We will report on these on a monthly basis and/or as progress is made until the issue is resolved.

None at this time