

**APPROVED AGENDA
ADDITONS ADDED
TO END OF PACKET**



Regular Planning Commission Meeting & Public Hearing Agenda Monday, July 6th, 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 JUNE 1ST, 2026 PLANNING COMMISSION MEETING & PUBLIC HEARING (PETERSON CUP)
4. PUBLIC HEARING:
 - a. PROPOSED ORDINANCE AMENDMENT O-26-51 “WAREHOUSING, PRIVATE”
 - i. OPEN HEARING FOR PUBLIC COMMENT
 - ii. CLOSE PUBLIC HEARING
 - iii. PLANNING COMMISSION DELIBERATION
 - iv. PLANNING COMMISSION ACTION
5. UNFINISHED BUSINESS
 - a. REVIEW OF CAMPING/RV ORDINANCE/PERMITTING
6. NEW BUSINESS
 - a. REVIEW OF AGRICULTURAL USES AND AGRICULTURAL STRUCTURES
7. MISCELLANEOUS/COMMUNICATION
 - a. ZONING ADMINISTRATOR’S REPORT
8. ADJOURNMENT

JUNE 1ST, 2026
JENKINS PLANNING COMMISSION MEETING & PUBLIC HEARINGS
MEETING MINUTES

CALL TO ORDER

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

ROLL CALL

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

APPROVAL

THE COMMISSION REVIEWED THE AGENDA AND THE MINUTES FROM THE MAY 4TH, 2026 PLANNING COMMISSION MEETING AND PUBLIC HEARINGS

MOTION TO APPROVE THE AGENDA WAS MADE BY COMMISSIONER SILTMAN AND SECONDED BY COMMISSIONER DERKSEN. MOTION CARRIED.

MINUTES FROM MAY 4TH, 2026 PLANNING COMMISSION MEETING & PUBLIC HEARINGS (NORTHLAND CUP, AND ORD. AMENDMENT O-26-50 SCREENING REQUIREMENTS IN THE C-2, HIGHWAY BUSINESS DISTRICT)
CHAIRMAN STRICKER NOTED HE HAD NOT BEEN PRESENT AT THE PRIOR MEETING BUT HAD NO QUESTIONS ON THE MINUTES.

MOTION TO APPROVE THE MINUTES FROM THE MAY 4TH, 2026 PLANNING COMMISSION MEETING WAS MADE BY COMMISSIONER DERKSEN AND SECONDED BY COMMISSIONER SILTMAN. MOTION CARRIED.

PUBLIC HEARING

CONDITIONAL USE PERMIT APPLICATION – RILEY PETERSON HOME OCCUPATION TYPE IV

I. OPEN HEARING FOR PUBLIC COMMENT AT 6:02PM

CHAIRMAN STRICKER OPENED THE PUBLIC HEARING FOR THE CONDITIONAL USE PERMIT APPLICATION FROM RILEY PETERSON FOR A HOME OCCUPATION TYPE IV, TO BE LOCATED AT 35187 DRAKE CIRCLE. THE APPLICATION SEEKS TO ALLOW AN OWNER-OPERATED DIRT WORK AND EXCAVATION BUSINESS TO STORE EQUIPMENT AND A MINI EXCAVATOR AND SKID STEER ON THE 4.01-ACRE RURAL RESIDENTIAL (RR) ZONED PROPERTY, WITH ALL WORK PERFORMED OFF-SITE.

THREE MEMBERS OF THE PUBLIC PROVIDED COMMENT:

A NEIGHBOR RESIDING AT 2869 HALF MILE ROAD STATED HE WAS IN FAVOR OF THE APPLICATION, NOTING HE IS AMONG THE CLOSEST NEIGHBORS TO THE SITE. HE OBSERVED THAT MR. PETERSON HAD ALREADY REPLANTED TREES FOR VISUAL SCREENING AND WAS MAINTAINING THE PROPERTY WELL.

A PROPERTY OWNER AT 35277 COUNTY ROAD 15 EXPRESSED BROADER CONCERNS ABOUT THE CITY'S GENERAL TRACK RECORD OF ENFORCEMENT OF CONDITIONAL USE PERMITS. WHILE NOT NECESSARILY OPPOSED TO THIS SPECIFIC APPLICATION, SHE RAISED QUESTIONS ABOUT WHAT CONDITIONS WOULD BE PLACED ON THE PERMIT AND WHO WOULD MONITOR COMPLIANCE. SHE SPECIFICALLY ASKED WHETHER SEPTIC PIPES, TANKS, AND OTHER MATERIALS WOULD BE STORED OUTSIDE. MR. PETERSON RESPONDED THAT TANKS AND BULK MATERIALS WOULD BE DELIVERED DIRECTLY TO JOB SITES AND WOULD NEVER BE STORED ON HIS PROPERTY. HE NOTED HE ANTICIPATED HAVING AT MOST A SMALL AMOUNT OF PIPE OR FITTINGS STAGED BRIEFLY PRIOR TO AN UPCOMING JOB, AND PLANNED TO CONSTRUCT A LEAN-TO FOR COVERED STORAGE.

A PROPERTY OWNER AT 6707 WILD ACRES ROAD, OWNS A PARCEL ONE LOT AWAY FROM THE SUBJECT PROPERTY, STATED HE WAS IN FAVOR OF THE APPLICATION. HE NOTED THAT A SKID STEER ON A TRAILER WAS NOT FUNCTIONALLY DIFFERENT FROM A BOAT ON A TRAILER AND THAT THE PROPERTY CURRENTLY LOOKED WELL-MAINTAINED.

II. CLOSE PUBLIC HEARING AT 6:11PM

THE PUBLIC HEARING WAS CLOSED.

III. PLANNING COMMISSION DELIBERATION

THE COMMISSION DELIBERATED ON THE SCOPE OF THE HOME OCCUPATION TYPE IV CLASSIFICATION. CHAIRMAN STRICKER SUMMARIZED THAT THE PERMIT WOULD ALLOW THE APPLICANT TO BASE HIS SOLE-PROPRIETOR EXCAVATION BUSINESS AT HIS HOME, WITH EQUIPMENT STORED ON THE PROPERTY BUT ALL COMMERCIAL ACTIVITY OCCURRING AT CUSTOMER SITES. THE COMMISSION ACKNOWLEDGED THE APPLICATION WAS COMPARABLE IN NATURE TO A LAWN CARE BUSINESS — A USE ENVISIONED BY THE TYPE IV DESIGNATION.

DISCUSSION CENTERED ON WHAT CONDITIONS SHOULD BE ATTACHED TO THE PERMIT. THE COMMISSION IDENTIFIED THE FOLLOWING KEY CONCERNS:

SCREENING: MR. PETERSON HAD ALREADY BEGUN REPLANTING TREES ALONG THE PROPERTY LINES FOLLOWING AN EARLIER FAILED PLANTING DUE TO DROUGHT CONDITIONS. THE COMMISSION AGREED THAT EXISTING AND ONGOING LANDSCAPING EFFORTS PROVIDED EFFECTIVE SCREENING CONSISTENT WITH MAINTAINING THE RESIDENTIAL CHARACTER OF THE AREA.

OUTSIDE MATERIAL STORAGE: THE COMMISSION DISCUSSED LIMITING ANY STAGING OF MATERIALS TO A DEFINED AREA ON THE SOUTH SIDE OF THE SHOP, WHICH WOULD BE SCREENED FROM NEIGHBORING PROPERTIES BY BOTH MR. PETERSON'S PLANTINGS AND A NEIGHBORING PROPERTY'S EXISTING TREES. MR. PETERSON AGREED TO CONFINE BULK STAGING TO THAT AREA. THE PURPOSE WAS TO PROACTIVELY DEFINE AN ALLOWABLE STAGING ZONE SO THAT FUTURE GROWTH IN MATERIALS - SUCH AS THE SHORT-TERM STORAGE OF PIPE OR AGGREGATE AHEAD OF AN UPCOMING JOB - WOULD REMAIN WITHIN A KNOWN, SCREENED FOOTPRINT RATHER THAN CREATING A POTENTIAL COMPLIANCE ISSUE LATER.

TRAFFIC: THE COMMISSION NOTED THAT THE 60-VEHICLE-TRIP-PER-WEEK THRESHOLD APPLICABLE TO THE TYPE IV CLASSIFICATION WOULD NOT BE APPROACHED GIVEN THE SOLE-PROPRIETOR NATURE OF THE OPERATION. SHOULD THE BUSINESS GROW SUBSTANTIALLY IN THE FUTURE, AN AMENDMENT TO THE PERMIT WOULD BE REQUIRED.

SIGNAGE AND HOURS OF OPERATION: THE COMMISSION BRIEFLY DISCUSSED SIGNAGE AND HOURS, AND DID NOT IDENTIFY EITHER AS A SIGNIFICANT CONCERN AT THIS STAGE GIVEN THE LOW-PROFILE NATURE OF THE OPERATION AND THE LACK OF CUSTOMER VISITS TO THE SITE.

CITY CLERK/ZONING ADMINISTRATOR DELOUGHERTY CLARIFIED THAT COMPLIANCE WITH THE PERMIT'S CONDITIONS IS COMPLAINT-DRIVEN, AND THAT UNDER A POLICY AMENDED IN JUNE 2025, ONLY ABUTTING PROPERTY OWNERS OR THOSE WITH DIRECT LINE OF SIGHT MAY SUBMIT WRITTEN

COMPLAINTS FOR NON-SAFETY-RELATED MATTERS. SHE ENCOURAGED NEIGHBORING PROPERTY OWNERS TO CONTACT HER DIRECTLY IF THEY OBSERVED CONDITIONS THAT FELL OUTSIDE THE PERMIT.

COMMISSIONER SILTMAN DISCLOSED FOR THE RECORD THAT HE IS THE DIRECT EAST NEIGHBOR OF THE SUBJECT PROPERTY AND WOULD NORMALLY ABSTAIN FROM VOTING, BUT GIVEN THE REDUCED NUMBER OF COMMISSIONERS PRESENT, HE WOULD PARTICIPATE IN THE VOTE. HE NOTED THERE WAS NO DIRECT PERSONAL BENEFIT TO HIM FROM THE APPLICATION. HE EXPRESSED SUPPORT FOR THE APPLICATION, STATING THAT MR. PETERSON HAD CONDUCTED HIMSELF IN A CONSISTENTLY RESPONSIBLE MANNER THROUGHOUT HIS TENURE IN THE NEIGHBORHOOD.

IV. PLANNING COMMISSION ACTION

MOTION TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT APPLICATION FOR RILEY PETERSON, HOME OCCUPATION TYPE IV, CITING THE FINDINGS OF FACT AND SUBJECT TO THE TWO CONDITIONS IDENTIFIED IN THE STAFF REPORT — (1) APPROVAL CONTINGENT ON A SUBMITTED, APPROVED, AND INSTALLED LANDSCAPING PLAN PER IDENTIFIED PERFORMANCE STANDARDS, AND (2) ALL REQUIRED LAND USE AND SIGN PERMITS TO BE SUBMITTED AND APPROVED — AS WELL AS AN ADDITIONAL CONDITION ESTABLISHING A DEFINED AND SCREENED OUTSIDE MATERIAL STAGING AREA ON THE WEST SIDE OF THE SHOP, WAS MADE BY COMMISSIONER SILTMAN AND SECONDED BY COMMISSIONER DERKSEN. MOTION CARRIED.

CITY CLERK/ZONING ADMINISTRATOR DELOUGHERTY NOTED THE RECOMMENDATION WOULD PROCEED TO THE CITY COUNCIL AT ITS NEXT REGULAR MEETING ON MONDAY AT 6:00 PM. THE APPLICANT WAS ENCOURAGED BUT NOT REQUIRED TO ATTEND, WITH A VIRTUAL OPTION AVAILABLE VIA ZOOM.

UNFINISHED BUSINESS

REVIEW OF CAMPING/RV ORDINANCE/PERMITTING

CITY CLERK/ZONING ADMINISTRATOR DELOUGHERTY PRESENTED A REVIEW OF CITY CODE §150.112 GOVERNING CAMPERS AND RECREATIONAL VEHICLES. SHE NOTED THE ITEM HAD BEEN TABLED FROM THE PRIOR MEETING AND THAT COMMISSIONERS HAD BEEN ASKED TO REVIEW THE FULL ORDINANCE TEXT IN ADVANCE. SHE PROVIDED A COMPARATIVE SUMMARY, NOTING THAT JENKINS' CURRENT ORDINANCE — WHICH LIMITS CAMPER USE TO 14 DAYS WITHIN ANY 60-DAY PERIOD ON DEVELOPED LOTS, AND ALLOWS UP TO 9 MONTHS OF USE ON VACANT LOTS WITH AN APPROVED SEPTIC SYSTEM AND PERMIT — CLOSELY MIRRORS THE CITY OF PEQUOT LAKES' PROVISIONS.

THE COMMISSION'S REVIEW FOCUSED ON THE FOLLOWING KEY ISSUES:

FISH HOUSES AND NON-TRADITIONAL STRUCTURES: COMMISSIONERS NOTED THAT THE CURRENT ORDINANCE DOES NOT EXPLICITLY REFERENCE FISH HOUSES SUCH AS MODERN ICE CASTLES, WHICH ARE INCREASINGLY USED AS HABITABLE STRUCTURES. THE COMMISSION DISCUSSED WHETHER SUCH STRUCTURES SHOULD BE TREATED AS CAMPERS IF USED FOR HABITATION. ONE COMMISSIONER SUGGESTED THAT THE SIMPLEST APPROACH WOULD BE TO DEFINE THE REGULATED UNIT BY ITS USE - IF IT IS BEING CAMPED IN, IT IS SUBJECT TO THE CAMPING ORDINANCE - AND TO UPDATE THE DEFINITION OF REGULATED STRUCTURES TO INCLUDE, BUT NOT BE LIMITED TO, TRAVEL TRAILERS, FISH HOUSES, AND SIMILAR UNITS.

NUMBER OF TRAILERS: A BROADER CONCERN AROSE ABOUT THE CUMULATIVE NUMBER OF TRAILERS OR TOWABLE UNITS THAT COULD BE PRESENT ON A PROPERTY. COMMISSIONERS NOTED THAT A RESIDENT MIGHT REASONABLY OWN A BOAT TRAILER, A FISH HOUSE, A CAMPER, AND AN ENCLOSED SNOWMOBILE TRAILER SIMULTANEOUSLY, AND THAT A STRICT COUNT OF TWO UNITS COULD BE IMPRACTICAL FOR MANY HOUSEHOLDS. THE COMMISSION AGREED THE INTENT OF THE ORDINANCE IS TO ADDRESS HABITATION RATHER THAN STORAGE, AND THAT ANY UPDATED LANGUAGE SHOULD FOCUS ON USE RATHER THAN SIMPLY QUANTITY.

ENFORCEMENT LIMITATIONS: THE COMMISSION REITERATED THAT ENFORCEMENT IS COMPLAINT-DRIVEN. A POLICY AMENDMENT IN 2025 LIMITED COMPLAINT ELIGIBILITY TO ABUTTING PROPERTY OWNERS OR THOSE WITH DIRECT LINE OF SIGHT FOR NON-SAFETY MATTERS. THE COMMISSION ACKNOWLEDGED THIS CREATES PRACTICAL CHALLENGES FOR ADDRESSING VISIBLE VIOLATIONS BUT AGREED IT WAS A POLICY ADOPTED FOR FAIRNESS REASONS.

THE COMMISSION AGREED THE EXISTING ORDINANCE FRAMEWORK WAS GENERALLY SOUND BUT IDENTIFIED A NEED TO CLARIFY DEFINITIONS TO ENCOMPASS FISH HOUSES AND OTHER NON-TRADITIONAL CAMPING STRUCTURES WHEN USED FOR HABITATION. THE COMMISSION AGREED TO TABLE THE ITEM TO ALLOW STAFF TO REFINE PROPOSED DEFINITIONAL LANGUAGE FOR REVIEW AT A FUTURE MEETING.

MOTION TO TABLE THE REVIEW OF CAMPING/RV ORDINANCE/PERMITTING WAS MADE BY COMMISSIONER SILTMAN AND SECONDED BY COMMISSIONER DERKSEN. MOTION CARRIED.

REVIEW OF DEFINITION AND LAND USE MATRIX RELATED TO "WAREHOUSING"

CITY CLERK/ZONING ADMINISTRATOR DELOUGHERTY PRESENTED A STAFF REPORT EXAMINING THE CURRENT DEFINITIONS AND LAND USE MATRIX CLASSIFICATIONS FOR WAREHOUSING. UNDER THE CURRENT CODE, "WAREHOUSING" IS DEFINED AS THE PRINCIPAL USE OF STORING MATERIALS OR EQUIPMENT WITHIN AN ENCLOSED BUILDING, AND IS LISTED AS AN ALLOWED USE IN NEARLY ALL ZONING DISTRICTS WITHOUT A PERMIT. "WAREHOUSING, COMMERCIAL" - DEFINED AS THE RENTAL OR SALE OF WAREHOUSING SPACE - REQUIRES A CONDITIONAL USE PERMIT IN THE C-2, INDUSTRIAL, AND AGRICULTURAL DISTRICTS.

THE CONCERN RAISED WAS THAT THE BROAD, PERMISSIVE TREATMENT OF PRIVATE WAREHOUSING AS AN ALLOWED-BY-RIGHT USE IN RESIDENTIAL AND RURAL DISTRICTS WAS POTENTIALLY INCONSISTENT WITH THE CITY'S LAND USE GOALS. STAFF NOTED THAT A PROPERTY OWNER HAD INQUIRED WHETHER THEY COULD BYPASS THE REQUIREMENTS FOR ACCESSORY STRUCTURES AND PRINCIPAL USES BY CHARACTERIZING A NEW BUILDING AS "WAREHOUSING" RATHER THAN STORAGE - A LOOPHOLE THE CURRENT LANGUAGE APPEARED TO CREATE. DELOUGHERTY FURTHER NOTED THAT STATE LICENSING REQUIREMENTS APPLY TO TRUE COMMERCIAL WAREHOUSING OPERATIONS, MAKING THE PRIVATE WAREHOUSING DEFINITION REDUNDANT AND POTENTIALLY CONFUSING.

THE COMMISSION REACHED CONSENSUS THAT "PRIVATE WAREHOUSING" AS CURRENTLY DEFINED IN THE LAND USE MATRIX SERVED NO MEANINGFUL REGULATORY PURPOSE DISTINCT FROM EXISTING ACCESSORY USE AND STORAGE PROVISIONS, AND THAT LEAVING IT IN PLACE CREATED AN AVENUE FOR UNINTENDED LAND USES. THE COMMISSION RECOMMENDED STRIKING "PRIVATE WAREHOUSING" FROM THE LAND USE MATRIX ENTIRELY, WITH COMMERCIAL WAREHOUSING REMAINING SUBJECT TO CONDITIONAL USE PERMIT REVIEW AS CURRENTLY STRUCTURED.

MOTION TO RECOMMEND STRIKING "WAREHOUSING, PRIVATE" FROM THE CITY OF JENKINS LAND USE MATRIX WAS MADE BY COMMISSIONER SILTMAN AND SECONDED BY COMMISSIONER DERKSEN. MOTION CARRIED.

NEW BUSINESS

TRANSIENT MERCHANT/PEDDLER/MOBILE FOOD TRAILER PERMITTING

CITY CLERK/ZONING ADMINISTRATOR DELOUGHERTY PRESENTED A REVIEW OF THE CITY'S EXISTING TRANSIENT MERCHANT PERMIT APPLICATION AND ASSOCIATED FEES. SHE NOTED THE ITEM HAD BEEN REQUESTED BY THE COMMISSION AND THAT THE CITY'S CURRENT APPLICATION AND FEE STRUCTURE CLOSELY MIRROR THOSE OF THE CITY OF PEQUOT LAKES, WHICH ALSO SERVES AS JENKINS' POLICING AUTHORITY. THE CURRENT FEE IS \$25 PER DAY, WITH PERMITS LIMITED TO NO MORE THAN 14 CONSECUTIVE DAYS OR 30 CALENDAR DAYS PER YEAR. APPLICATIONS MUST BE SUBMITTED AT LEAST 14 BUSINESS DAYS IN ADVANCE AND REQUIRE A BACKGROUND CHECK, COUNTY LICENSING, AND PROPERTY OWNER WRITTEN PERMISSION.

COMMISSIONER SILTMAN RELAYED INFORMAL FEEDBACK HE HAD RECEIVED FROM FOOD TRUCK OPERATORS. ONE VENDOR WAS INDIFFERENT TO THE DAILY FEE, VIEWING IT AS A COST OF DOING BUSINESS, WHILE TWO OTHERS EXPRESSED INTEREST IN A MULTI-DAY PERMIT STRUCTURE — FOR EXAMPLE, A FRIDAY THROUGH SUNDAY PASS AT A SLIGHT DISCOUNT RELATIVE TO THREE SINGLE-DAY PERMITS. THE COMMISSION BRIEFLY DISCUSSED THE IDEA BUT CONCLUDED THAT INTRODUCING TIERED PRICING WOULD ADD UNNECESSARY COMPLEXITY TO ADMINISTRATION WITHOUT MEANINGFUL BENEFIT. THE COMMISSION AGREED THE CURRENT STRUCTURE WAS STRAIGHTFORWARD AND CONSISTENT WITH NEIGHBORING MUNICIPALITIES.

CHAIRMAN STRICKER NOTED THE COMPETING INTEREST OF ESTABLISHED BRICK-AND-MORTAR RESTAURANTS, WHO PAY TAXES AND CARRY OVERHEAD, AND ACKNOWLEDGED THAT \$25 PER DAY MAY NOT FULLY ACCOUNT FOR THAT COMPETITIVE TENSION, THOUGH THE COMMISSION DID NOT PURSUE A FEE INCREASE. THE COMMISSION NOTED THAT FLEA MARKETS AND FARMERS MARKETS ARE GENERALLY EXEMPT FROM TRANSIENT MERCHANT PERMITTING REQUIREMENTS UNDER CURRENT ORDINANCE.

NO CHANGES TO THE EXISTING TRANSIENT MERCHANT PERMIT APPLICATION OR FEE STRUCTURE WERE RECOMMENDED. THE ITEM WAS CLOSED AS AN INFORMATIONAL REVIEW.

MISCELLANEOUS/COMMUNICATION

ZONING ADMINISTRATOR'S REPORT

CITY CLERK/ZONING ADMINISTRATOR DELOUGHERTY PROVIDED UPDATES ON RECENT AND PENDING ITEMS:

RECENT COUNCIL ACTIONS: THE CITY COUNCIL APPROVED, ON MAY 11, 2026, THE PLANNING COMMISSION'S RECOMMENDED SCREENING REQUIREMENTS UNDER ORDINANCE O-26-50 FOR THE C-2 HIGHWAY BUSINESS DISTRICT, AS WELL AS THE CONDITIONAL USE PERMIT AMENDMENT FOR NORTHLAND PROPERTIES (NATHAN LANGE), INCLUDING THE REDUCED APPLICATION FEE OF \$250.

NORTHLAND SEPTIC MATTER: DELOUGHERTY REPORTED THAT THE OUTSTANDING QUESTION REGARDING THE HOLDING TANK CAPACITY AND USAGE FREQUENCY AT THE NORTHLAND PROPERTY HAD BEEN RESOLVED. A MAINTENANCE PLAN WAS SUBMITTED, USAGE DATA WAS PROVIDED TO THE STATE, AND THE REQUIRED PUMP-OUT SCHEDULE OF TWICE PER YEAR WAS ESTABLISHED. THE MATTER WAS CONSIDERED CLOSED.

PENDING RESIDENTIAL STORAGE REZONE/COMMON INTEREST COMMUNITY (CIC): DELOUGHERTY NOTED THAT A POTENTIAL APPLICANT IS INTERESTED IN REZONING A PARCEL WEST OF HIGHWAY 371 FROM C-2 TO RESIDENTIAL STORAGE. PROCESS STEPS AND REQUIREMENTS HAVE BEEN PROVIDED TO THE PROSPECTIVE PURCHASER, AND STAFF IS AWAITING A FORMAL APPLICATION. THE ITEM REMAINS PENDING.

ADJOURNMENT

MOTION TO ADJOURN WAS MADE BY COMMISSIONER SILTMAN AND SECONDED BY COMMISSIONER DERKSEN. MOTION CARRIED. THE MEETING WAS ADJOURNED AT 7:08PM



AGENDA ITEM #

REPORT TO PLANNING COMMISSION

PREPARED BY: CASSANDRA DELOUGHERTY

DATE: JULY 2ND, 2026

SUBJECT: PROPOSED ORDINANCE AMENDMENT O-26-51 AMENDING CITY CODE CHAPTER §150.038 LAND USE MATRIX RELATED TO “WAREHOUSING, PRIVATE”

REPORT: THE PLANNING COMMISSION HAS REVIEWED THE CITY’S CURRENT DEFINITIONS AND LAND-USE CLASSIFICATIONS FOR **WAREHOUSING** AND **STORAGE**. STAFF HAVE IDENTIFIED, AND COMMISSIONERS AGREE THAT THERE ARE INCONSISTENCIES BETWEEN THE DEFINITIONS AND THE LAND USE MATRIX THAT MAY LEAD TO CONFUSION DURING PROJECT REVIEW, ZONING INTERPRETATION, AND ENFORCEMENT. THE PLANNING COMMISSION HAS BEEN AUTHORIZED BY THE CITY COUNCIL TO PROPOSE AN AMENDMENT TO CLARIFY AND ALIGN THESE TERMS. THE PLANNING COMMISSION IS PROPOSING TO STRIKE “WAREHOUSING, PRIVATE” FROM THE LAND USE MATRIX, CITY CODE CHAPTER 150.038.

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 AND PROPOSED AMENDMENT 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.

Use	AG	RR	R-1	R-2	RS	P	C-1	C-2	I-1
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 REVIEW THE ATTACHED ORDINANCE AMENDMENT O-26-51, AND MAKE RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL, DENIAL, OR TO TABLE THE AMENDMENT. IF TABLING, PLEASE PROVIDE STAFF WITH FURTHER DIRECTION.

ORDINANCE NO. O-26-51
CITY OF JENKINS
CROW WING COUNTY, STATE OF MINNESOTA
AN ORDINANCE AMENDING TITLE XV, "LAND USAGE,"
CHAPTER 150, "LAND USE AND SUBDIVISIONS,"
SUBSECTION 150.038 "LAND USE MATRIX"
OF THE JENKINS CITY CODE OF ORDINANCES

THE CITY COUNCIL OF THE CITY OF JENKINS DOES ORDAIN THAT:

SECTION 1. THE JENKINS CITY CODE OF ORDINANCES, **TITLE XV** –‘LAND USAGE’, **CHAPTER 150** – ‘LAND USE AND SUBDIVISIONS’, **SECTION 150.038** ‘LAND USE MATRIX’ IS HEREBY AMENDED TO REMOVE FROM THE EXISTING TABLE THE FOLLOWING USE:

USE	AG	RR	R-1	R-2	RS	P	C-1	C-2	I-1
WAREHOUSING, PRIVATE	A	A	A	A	A	E	A	A	A

NOTES TO TABLE:

A - ALLOWED WITHOUT A PERMIT P - PERMIT REQUIRED C - CONDITIONAL USE
I - INTERIM E - EXCLUDED AC - ACCESSORY USE

SECTION 2. THIS ORDINANCE SHALL TAKE EFFECT FOLLOWING ITS PASSAGE AND PUBLICATION.

PASSED BY THE CITY COUNCIL OF THE CITY OF JENKINS, MINNESOTA, THIS ____ DAY OF _____, 20__.

ANDREW J. RUDLANG, MAYOR

ATTESTED:

CASSANDRA M. DELOUGHERTY, CITY CLERK-TREASURER
ZONING ADMINISTRATOR



AGENDA ITEM #

REPORT TO PLANNING COMMISSION

PREPARED BY: CASSANDRA DELOUGHERTY

DATE: JULY 2ND, 2026

SUBJECT: POTENTIAL ORDINANCE AMENDMENT RELATED TO CAMPING AND FISH HOUSES

REPORT: THE PLANNING COMMISSION HAS REVIEWED CHAPTER 150.112 CAMPING AND RECOMMENDED THAT HABITABLE FISH HOUSES, SUCH AS ICE CASTLES, SHOULD BE IDENTIFIED AS RECREATIONAL VEHICLES FOR THE PURPOSES OF OFF-ICE RECREATIONAL USE.

ATTACHED, PLEASE FIND THE REPORT FROM THE PREVIOUS MEETING, PREPARED BY KATIEE KOSTOHRYZ, SOURCEWELL COMMUNITY DEVELOPMENT ADMINISTRATOR.

ATTACHED FOR YOUR REVIEW IS POTENTIAL ORDINANCE AMENDMENT O-26-52 THAT IDENTIFIES HABITABLE FISH HOUSES AND BETTER DEFINES RECREATIONAL VEHICLES.

REQUESTED ACTION: PLEASE DISCUSS THE PROPOSED ORDINANCE AMENDMENT AND DETERMINE IF FURTHER RESEARCH OR ADDITIONAL DEFINITIONS ARE NECESSARY TO EXPRESS THE INTENT OF THE CITY'S CAMPING ORDINANCE.



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

This report was prepared by Sourcewell for the City's review and consideration. The information in this report is derived from the City's official controls, which may include comprehensive plans, long-range plans, applicable ordinances, and information submitted to the City as part of application materials. Nothing in this report constitutes legal advice or engineering advice. Local government officials retain final decision-making authority.

§ 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

ORDINANCE NO. O-26-52
CITY OF JENKINS
COUNTY OF CROW WING, STATE OF MINNESOTA

AN ORDINANCE AMENDING TITLE XV 'LAND USAGE', CHAPTER 150 'LAND USE AND SUBDIVISIONS' SUBSECTIONS 150.005 'DEFINITIONS' AND 150.112 'CAMPING' 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 XV: LAND USAGE, CHAPTER 150: LAND USE AND SUBDIVISIONS SUBSECTIONS 150.005: DEFINITIONS AND 150.112: "CAMPING" TO DEFINE AND REGULATE THE USE OF FISH HOUSES AS HABITABLE STRUCTURES FOR CAMPING.

SECTION 1. TITLE XV, CHAPTER 150, SUBSECTION 150.005 TITLED "DEFINITIONS" IS AMENDED TO INCLUDE:

FISH HOUSE. A STRUCTURE PLACED ON A LAKE DURING THE WINTER FOR USE IN FISHING. A STRUCTURE WILL ONLY BE CONSIDERED A FISH HOUSE IF IT IS 160 SQUARE FEET OR LESS, IS MOVEABLE, AND HAS A CURRENT LICENSE. **OFF-ICE USE THAT INCLUDES HABITATION OF THIS STRUCTURE SHALL BE CONSIDERED A RECREATIONAL VEHICLE.**

RECREATIONAL VEHICLE. VEHICLES FOR RECREATIONAL USE THAT CAN BE DRIVEN, TOWED, OR HAULED. THESE VEHICLES ARE DESIGNED TO BE TEMPORARY LIVING SPACE FOR CAMPING OR TRAVEL USE. RVs SHALL INCLUDE TRAVEL TRAILERS, CAMPER TRAILERS, TRUCK CAMPERS, SELF-PROPELLED MOTOR HOMES, **HABITABLE FISH HOUSES**, AND OTHER SIMILAR VEHICLES.

SECTION 2. TITLE XV, CHAPTER 150, SUBSECTION 150.112 TITLED "CAMPING" IS AMENDED TO INCLUDE:

§ 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. **THESE PROVISIONS APPLY TO ALL RECREATIONAL VEHICLES, INCLUDING FISH HOUSES THAT ARE LICENSED AS SUCH.**

(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

SECTION 3. REPEAL: THIS ORDINANCE SHALL REPEAL ALL ORDINANCES INCONSISTENT HERewith.

SECTION 4. 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 JENKINS CITY COUNCIL OF THE CITY OF JENKINS, MINNESOTA, THIS ____ DAY OF _____ 2026.

ANDREW RUDLANG, MAYOR

ATTEST:

CASSANDRA M. DELOUGHERTY, CITY CLERK-TREASURER



AGENDA ITEM

REPORT TO PLANNING COMMISSION

PREPARED BY: CASSANDRA DELOUGHERTY

DATE: JULY 2ND, 2026

SUBJECT: REVIEW OF AGRICULTURAL USE AND AGRICULTURAL STRUCTURES

REPORT: THE JENKINS CITY CODE OF ORDINANCES IS VAGUE REGARDING AGRICULTURAL STRUCTURES AND USES, WHICH CAN BE PROBLEMATIC. IN REVIEWING CITY CODE, IT APPEARS THAT AGRICULTURAL STRUCTURES ARE NOT DEFINED. IT IS ALSO UNCLEAR AS TO WHETHER AN AGRICULTURAL STRUCTURE CAN BE A “PRINCIPAL STRUCTURE”.

UNFORTUNATELY, THE DEFINITION OF “PRINCIPAL STRUCTURE” IS NOT HELPFUL EITHER, BECAUSE IT JUST REFERS TO A PRIMARY STRUCTURE, WHICH IS CIRCULAR.

FOR REFERENCE, THE CURRENT CITY CODE SHOWS THE FOLLOWING:

§ 150.005 DEFINITIONS.

ACCESSORY USE OR STRUCTURE. A USE ON THE SAME LOT THAT IS BOTH INCIDENTAL AND SUBORDINATE TO AND SERVING THE PRINCIPAL USE OR STRUCTURE OF FACILITY.

AGRICULTURAL USE. THE USE OF LAND FOR AGRICULTURAL PURPOSES, INCLUDING FARMING, DAIRYING, PASTURAGE, AGRICULTURE, HORTICULTURE, FLORICULTURE, VITICULTURE, AND ANIMAL AND POULTRY HUSBANDRY, AND THE NECESSARY ACCESSORY USES USED FOR PACKING, TREATING, OR STORING THE PRODUCT, PROVIDED, HOWEVER, THAT THE OPERATION OF ANY SUCH ACCESSORY USES SHALL BE SECONDARY TO THAT OF THE NORMAL AGRICULTURAL ACTIVITIES.

PRINCIPAL STRUCTURE OR USE. THE SINGLE PRIMARY STRUCTURE OR USE ON A LOT, AS DISTINGUISHED FROM ACCESSORY USES OR STRUCTURE. TO BE CONSIDERED A *PRINCIPAL STRUCTURE*, THE STRUCTURE MUST BE AT LEAST 400 SQUARE FEET.

STRUCTURE. ANY BUILDING, APPURTENANCE, INCLUDING DECKS OR OTHER FACILITY CONSTRUCTED, PLACED, OR ERECTED BY MAN EXCEPT AERIAL OR UNDERGROUND UTILITY LINES SUCH AS SEWER, ELECTRIC, TELEPHONE, TELEGRAPH, GAS LINES AND EXCEPT WALKS OR STEPS ON GRADE NOT MORE THAN FOUR FEET WIDE OUTSIDE OF THE SHORE IMPACT ZONE, STOOPS NOT EXCEEDING 30 SQUARE FEET, TEMPORARY FURNITURE, PLANTER, OR DECORATIVE MATERIAL AND RETAINING WALLS CONSISTING OF WOOD OR DECORATIVE BLOCK.

§ 150.025 GENERAL PROVISIONS.

(A) THE CITY IS HEREBY DIVIDED INTO ZONING DISTRICTS, AS SHOWN ON THE OFFICIAL ZONING DISTRICT MAP, WHICH MAY BE SUBSEQUENTLY AMENDED BY THE PROCEDURES OF § 150.013.

(B) THE BOUNDARIES ARE GENERALLY ON THE CENTER OF THE STREETS, ON LOT LINES, ON SHORELINES, ON THE CENTER OF STREAMS OR RIVERS, AND FOLLOWING THE CONTOUR OF THE LAND.

(C) THE FOLLOWING DISTRICTS ARE HEREBY ESTABLISHED:



AGENDA ITEM

AGRICULTURAL	A
CENTRAL BUSINESS	C-1
FLOODPLAIN OVERLAY	FP
HIGHWAY BUSINESS	C-2
LIGHT INDUSTRIAL	I-1
PUBLIC	P
RESIDENTIAL STORAGE	RS
RURAL RESIDENTIAL	RR
SINGLE FAMILY RESIDENTIAL	R-1
SHORELAND OVERLAY	SO
URBAN RESIDENTIAL	R-2

(D) THE JURISDICTION OF THIS CHAPTER SHALL INCLUDE ALL LAND WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY.

(E) THE FOLLOWING PROVISIONS APPLY TO ALL ZONING DISTRICTS.

(1) EXCEPT WHERE SPECIFICALLY STATED, ALL ACCESSORY STRUCTURES OR USES REQUIRE THE PRIOR ESTABLISHMENT OF A PRINCIPAL STRUCTURE.

(2) UNLESS SPECIFICALLY ALLOWED, NO MORE THAN FOUR LEASES PER YEAR, PER DWELLING, ARE ALLOWED.

(F) CRITERIA FOR LAND USE CATEGORIES:

- (1) PRESERVATION OF NATURAL SENSITIVE AREAS;
- (2) PRESENT OWNERSHIP AND DEVELOPMENT;
- (3) SHORELAND SOIL TYPES AND THEIR ENGINEERING CAPABILITIES;
- (4) TOPOGRAPHIC CHARACTERISTICS;
- (5) VEGETATIVE COVER;
- (6) IN-WATER PHYSICAL CHARACTERISTICS;
- (7) RECREATIONAL USE OF SURFACE WATER;
- (8) ROAD AND SERVICE CENTER ACCESSIBILITY;
- (9) SOCIO-ECONOMIC DEVELOPMENT NEEDS OF THE PUBLIC;
- (10) AVAILABILITY OF PUBLIC SEWER AND WATER UTILITIES;
- (11) THE NECESSITY TO RESERVE AND RESTORE CERTAIN AREAS HAVING SIGNIFICANT HISTORICAL OR ECOLOGICAL VALUE;
- (12) CONFLICTS BETWEEN LAND USES AND IMPACTS OF COMMERCIAL USES OR HIGHER DENSITIES ON ADJACENT PROPERTIES;
- (13) ALTERNATIVES AVAILABLE FOR DESIRED LAND USE;
- (14) PREVENTION OF SPOT ZONING;
- (15) CONFORMANCE TO THE CITY COMPREHENSIVE PLAN; AND
- (16) CONFORMANCE TO THE CITY'S FUTURE LAND USE MAP AND ANY OTHER OFFICIAL MAPS OF THE CITY.

(G) REGARDLESS OF EXISTENCE OF PURPORTED COPIES OF THE OFFICIAL ZONING MAP, WHICH MAY FROM TIME TO TIME BE MADE OR PUBLISHED, THE OFFICIAL ZONING MAP, WHICH SHALL BE LOCATED IN THE OFFICE OF THE CITY CLERK-TREASURER, SHALL BE THE FINAL AUTHORITY AS THE CURRENT ZONING STATUS OF LAND AND WATER AREAS, BUILDINGS, AND OTHER STRUCTURES IN THE CITY.



AGENDA ITEM

(1) THE LOCATION AND BOUNDARIES OF THE DISTRICTS ESTABLISHED BY THIS CHAPTER ARE SET FORTH ON THE OFFICIAL ZONING MAP. DISTRICT BOUNDARY LINES AS INDICATED ON THE ZONING MAP FOLLOW LOT LINES, PROPERTY LINES, RIGHT-OF-WAY OR CENTER LINES OF STREETS OR ALLEYS, RIGHT-OF-WAY CENTER LINES OF STREETS OR ALLEYS PROJECTED, THE CITY LIMIT LINES, SHORELINES, ALL AS THEY EXIST UPON THE EFFECTIVE DATE OF THIS CHAPTER. IF SAID BOUNDARY LINES DO NOT FOLLOW ANY OF THE ABOVE, THE DISTRICT BOUNDARY LINES ARE ESTABLISHED AS DRAWN ON THE ZONING MAP.

(2) WHENEVER ANY STREET, ALLEY, OR OTHER PUBLIC WAY IS VACATED IN THE MANNER AUTHORIZED BY LAW, THE ZONING DISTRICT ADJOINING EACH SIDE OF SUCH STREET, ALLEY, OR PUBLIC WAY SHALL BE AUTOMATICALLY EXTENDED TO THE CENTER OF SUCH VACATION, AND ALL INCLUDED IN THE VACATION SHALL THEN AND HENCEFORTH BE SUBJECT TO ALL REGULATIONS OF THE EXTENDED DISTRICTS.

(3) APPEALS CONCERNING THE EXACT LOCATION OF A ZONING DISTRICT BOUNDARY LINE SHALL BE HEARD BY THE BOARD OF ADJUSTMENT.

§ 150.026 AGRICULTURAL DISTRICT (AG).

PURPOSE AND INTENT. THIS DISTRICT IS INTENDED TO PRESERVE AREAS FOR LOW INTENSITY USE SUCH AS FORESTRY, PASTURE, AND CROPLAND, LOW DENSITY RESIDENTIAL DEVELOPMENT, AND OUTDOOR RECREATION, AND TO SERVE AS A HOLDING ZONE FOR FUTURE HIGHER INTENSITY USES WHEN INFRASTRUCTURE IS MADE AVAILABLE.

§ 150.038 LAND USE MATRIX.

USE	AG	RR	R-1	R-2	RS	P	C-1	C-2	I-1
ACCESSORY STRUCTURE	P	P	P	P	P	P	P	P	P
AGRICULTURAL STRUCTURE	A	E	E	E	E	E	E	E	E

REQUESTED ACTION: STAFF REQUESTS THAT THE PLANNING COMMISSION REVIEW AND DISCUSS THE CITY'S INTENT RELATED TO REGULATING THE AGRICULTURAL ZONING DISTRICT AND DEFINING AGRICULTURAL USE, AGRICULTURAL STRUCTURES, AND AGRICULTURAL-TYPE ACTIVITIES.

KEY QUESTIONS:

- SHOULD AGRICULTURAL STRUCTURES BE DEFINED?
- SHOULD AGRICULTURAL USES/ACTIVITIES BE BETTER DEFINED?
- CAN AN AGRICULTURAL BUILDING BE CONSIDERED A PRINCIPAL STRUCTURE?
- WHAT INFORMATION SHOULD BE PROVIDED TO THE CITY TO DETERMINE IF A BUILDING IS INTENDED FOR AGRICULTURAL USE?

To: Jenkins Planning and Zoning Commission

From: Mayor Andrew Rudlang

Re: Warehousing - Private and broader storage building policy discussion

Date: 7/6/2026

Chair and Members of the Planning and Zoning Commission,

I am unable to attend tonight's public hearing, but I would like to provide comments for the Commission's consideration.

First, I support removing "Warehousing - Private" from the zoning definitions and land use matrix. I believe that is the correct direction. As a land use category, "private warehousing" is broad enough to create confusion and may invite uses that are not consistent with the City's long-term planning goals, especially if interpreted to allow warehouse-type structures or storage activity in areas where that was not the City's intent.

That said, I believe there is a separate policy question that will remain even if "Warehousing - Private" is removed: whether the City should allow a limited, non-commercial storage building on larger parcels in less dense zoning districts, particularly Agricultural and Rural Residential areas.

I am not raising this in relation to any specific property or project. My concern is broader. Our ordinance framework appears to rely heavily on the concept of a principal structure or principal use, and in many practical situations that tends to mean a house or other primary developed use before an accessory storage building can exist. That approach makes sense to me within denser parts of the city and on smaller residential lots. On a typical residential lot, allowing standalone storage buildings without a residence could easily undermine neighborhood character and orderly development.

However, I do not think a 10, 20, or 40-acre parcel in an outlying Agricultural or Rural Residential area presents the same planning concern as a small lot in the developed portions of town. In those larger, lower-density areas, a single well-sited storage building for personal or agricultural-related equipment may be reasonable and may not be detrimental to the long-term growth or character of Jenkins.

My concern is that if the ordinance is too rigid, we may effectively require a property owner to build a house, septic system, well, or other improvements before they can make practical use of a large rural parcel for basic non-commercial storage. In some cases, that may create more development pressure, not less. It may also discourage reasonable stewardship and use of larger parcels where the actual impact of one enclosed storage building would be minimal.

I would encourage the Commission, after dealing with tonight's "Warehousing - Private" amendment, to consider whether a separate and narrowly tailored ordinance amendment should be discussed. Such an amendment could allow one standalone storage building on sufficiently large parcels in appropriate zoning districts, subject to clear standards and safeguards.

For example, the Commission might consider whether such a use should be allowed only if all or most of the following conditions are met:

- The parcel is located in the Agricultural or Rural Residential district.
- The parcel meets a minimum size threshold, possibly 10 acres or another threshold the Commission believes is appropriate.
- Only one standalone storage building is allowed before establishment of a residence or other principal structure.
- The use is strictly non-commercial.
- No dwelling, sleeping quarters, kitchen, bathroom, septic, or well connection is allowed unless otherwise permitted under the ordinance.
- All setbacks, impervious surface limits, building permit requirements, driveway/access standards, and shoreland or floodplain rules still apply.
- Outdoor storage, junk storage, commercial vehicle storage, or business activity is not allowed unless separately permitted.
- The building must be maintained in a manner compatible with the rural character of the area.

I am not asking the Commission to resolve that broader question tonight. I simply want to make clear that removing "Warehousing - Private" is, in my view, the right step, but it should not be the end of the discussion. The City should still consider whether our ordinances properly distinguish between small residential lots and large rural parcels.

In short, I support eliminating the overly broad "Warehousing - Private" use, but I also believe Jenkins should consider a carefully limited path for non-commercial storage buildings on larger parcels in appropriate outlying zones. I think that would better reflect the reality of our community while still protecting residential neighborhoods, preventing commercial warehousing, and preserving the City's long-term development goals.

Respectfully,

Andrew Rudlang

Mayor, City of Jenkins

Cassandra Delougherty

From: Victor Prociuk <victor.prociuk@hotmail.com>
Sent: Friday, July 3, 2026 12:36 PM
To: Cassandra Delougherty
Subject: Zoning Board resignation

Given my need to miss numerous meetings in the future, I am resigning my position on the Jenkins zoning board as of July 3rd 2026. It was an honor working with everyone, as well as enlightening. Thank you again for all of your help.

Victor Procink