

MINUTES
WORKSHOP MEETING - MONTICELLO PLANNING COMMISSION
Wednesday, May 18, 2022 – 4:30 p.m.
Mississippi Room, Monticello Community Center

Councilmembers Present: Mayor Lloyd Hilgart, Charlotte Gabler, Jim Davidson, Bill Fair
Commissioners Present: Paul Konsor, Andrew Tapper
Staff Present: Angela Schumann, Steve Grittman (NAC), Jim Thares, Hayden Stensgard, Ron Hackenmueller

1. General Business

A. Call to Order

Mayor Lloyd Hilgart called the workshop meeting to order at 4:32 p.m. A quorum of the City Council was present with the absence of Planning Commission quorum.

2. Discussion on Existing and Future Industrial Land Use

Community Development Director Angela Schumann provided an overview of the agenda item and presented on current land industrial inventory within the City of Monticello. She also explained the economic development assistance programs currently provided by the City, EDA as well as the State of Minnesota.

Ms. Schumann introduced presenters Andrew Dresdner and Mike Thompson of Bolton & Menk. Bolton & Menk has been tasked with providing the City with an Industrial Land Feasibility Study related to the future decommissioning of Xcel Energy Nuclear Generating Plant located in Monticello. The feasibility study is a component of the Community Energy Transition grant awarded to the City of Monticello in the Fall of 2021 by the State of Minnesota.

Andrew Dresdner and Mike Thompson presented on the Industrial Land Feasibility Study prepared for the City of Monticello and its future growth areas for Industrial land. A main purpose for the study included addressing the dynamics and opportunities on industrial land uses in Monticello as well the land in the study areas itself. Both the East and Northwest areas of study were roughly 1,300 acres.

Mr. Dresdner detailed scenario-based solutions to the northwestern area of study including a future interchange location, as well as without an interchange in the area with cost analysis related to each scenario. Mr. Thompson detailed the scenarios related to East area of study paired with cost analysis as well.

Mr. Dresdner and Mr. Thompson provided recommendations for moving forward on both sites based on the research and analysis work completed by Bolton and Menk staff, with the Northwest Area being the primary priority.

No action was taken on the agenda item.

3. Adjournment

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