

**4A. Community Development Director’s Report**

**Council Action on/related to Commission Recommendations**

- Consideration of a Request for Conditional Use Permit for Cross/Joint Parking Easement in the Broadway Sub-District of the Central Community District (CCD).  
Applicant: City of Monticello

***Approved on the consent agenda of the City Council on April 10, 2023.***

- Consideration of finding that land acquisition of portions of Lots 11 and 12, Original Plat of Monticello, PID 155010051111, by the City of Monticello is in conformance with the Monticello 2040 Comprehensive Plan.

***A purchase agreement for this parcel was approved by the Council on the consent agenda on April 10, 2023.***

- Consideration of finding that land acquisition of portions of Lots 1, 2, 4 and 5, Block A, Original Plat of Monticello, PID 155010066010, by the City of Monticello is in conformance with the Monticello 2040 Comprehensive Plan.

***A purchase agreement for this parcel was approved by the Council on the consent agenda on April 24, 2023.***

- Consideration of a request for an Amendment to a Conditional Use Permit for Planned Unit Development related to replacement of outdoor storage tanks.  
Applicant: Cargill Kitchen Solutions, Inc.

***This item was considered as part of the regular agenda of the City Council on April 24, 2023. The City Council unanimously approved the Conditional Use Permit, allowing for the requested three tanks, rather than the Commission’s recommendation for two tanks. Cargill clarified in the meeting that the additional tank’s expected production impact would be minimal in terms of traffic and parking.***

**Local Land Use Regulation – Legislative Update**

During the 2023 legislative session, a bill was introduced that would have significantly impacted local government’s ability to regulate land use, including both zoning and subdivision regulation. Information on the “Legalize Affordable Housing” bill can be found at:

[Zoning Preemption Bill Advances in the House - League of Minnesota Cities \(lmc.org\)](#)

In addition to this bill, legislators offered amendments which include components or variations of the bill language as part of the consideration of other omnibus bills. More information can be found:

[House Passes Omnibus Housing Finance Bill as Amended - League of Minnesota Cities \(lmc.org\)](#)

Thus far, these pre-emptions to local authority have not moved forward. The League of MN Cities watches these legislative initiatives closely and sends alerts to cities when local support or action is needed. Monticello has responded as needed and will continue to do so.

**THC Regulation**

Bills relating to the legalization of adult-use cannabis continue to move forward this session. As noted in prior Director reports, we continue to monitor the progress of this legislation. At the time legislation is finalized, City staff will work with the City Attorney, League of MN Cities and Wright County Health and Human Services on next steps.

**MOAA Rezoning Request**

City staff were present to address the MOAA Board on April 13, 2023 regarding a rezoning request made in the Orderly Annexation Area. Following discussion, the MOAA Board continued the hearing on the item and tabled action on the request to the May 10, 2023 MOAA meeting.

Planning Commission can review the full Council report regarding the request [here](#).

**Planning Commission Training Opportunities**

The League of MN Cities offers a series of online courses to support local leaders in understanding and applying land use law. The 2023 Planning & Zoning budget includes funding for training purposes which can be used for Commissioners who would like to attend. More information on the sessions is attached. Commissioners interested can reach out to Vicki Leerhoff at City Hall to register.

**Project Update List**

May's updated project listing is attached.

Project Name	Project Type	Address/Location	Description	Approval Date	Progress Report
Deephaven Apartments	Residential	1255 Edmonson Ave NE	3 apartment buildings totalling 165 units	1/30/2020	Completed
Take 5 Car Wash	Commercial	4008 Deegan Court	New construction car wash (4,146 sq ft)	9/27/2021	Received Temporary Certificate of Occupancy
Monticello Lakes Apartments	Residential	Southeast area of The Pointes at Cedar	2 100 unit multi-family apartments	12/13/2021	Yet to Break Ground
Runnings Expansion	Commercial	300 7th St W	Expansion of current facility (13,962 sq ft)	12/13/2021	Completed
Twin Pines Apartments	Residential	South Side of School Blvd. East of Wal-Mart	96 multi-family unit apartment building	2/28/2022	Yet to Break Ground
Block 52 Redevelopment	Mixed-Use	NE Corner of Highway 25 and Broadway St	87 multi-family units with roughly 30,000 sq ft of 1st floor commercial	9/30/2022	Demo Completed/Under Construction
Featherstone 6th Addition	Residential	North of 85th St NE and West of Highway 25	21 Single-family lots with commercially guided outlots for future development	8/24/2022	Under Construction
Tesla Stations at Cub Foods	Commercial	206 7th St W	Installation of 8 charging ports in the Cub Foods parking lot	7/12/2022	Completed
Taco Bell Remodel	Commercial	124 7th St E	Remodel of existing building and expansion of 724 sq ft	9/30/2022	Completed
Haven Ridge 2nd Addition	Residential	South of Farmstead Ave and West of Fallon Ave NE	59 Single-Family Lot Development	10/26/2022	Yet to Break Ground
Headwaters West Development	Residential	Along South side of 7th St W between Elm St and Golf Course Rd	102 apartment unit & 60 townhome Senior 55+ Development	9/26/2022	Townhomes Under Construction
Sunny Days Therapy	Commercial	Along South side of 7th St E West of Old McDonald's Location	Development of an Occupational Child Therapy Facility	8/22/2022	Under Construction
Camping World	Commercial	3801 Chelsea Rd W	Installation of an attached paint booth (1,100 sq ft)	8/22/2022	Yet to Break Ground
Electro Industries Expansion	Commercial	2150 River St W	Expansion of current facility (4,300 sq ft)	9/26/2022	Yet to Break Ground
Wiha Tools USA	Industrial	Along South Side of 7th St E across from Wright St and Ramsey St	New construction light manufacturing (72,540 sq ft)	11/28/2022	Groundbreaking Ceremony on 4/21/2023
Kwik Trip #345	Commercial	9440 State Highway 25	Expansion of current facility (520 sq ft)	1/23/2023	Under Construction
Scooter's Coffee	Commercial	100 7th St W.	New Construction of Drive-Through Coffee Shop	1/23/2023	Yet to Break Ground



MEMBERLEARN ONLINE COURSES

# Land Use Regulation: Your Role in Land-Use Decision Making

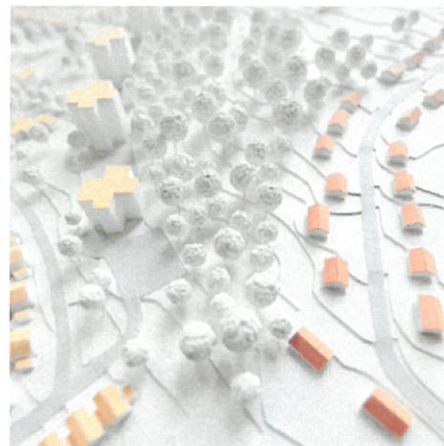
## Primary audience

City Council, Planning Commissioners

## Course time

60 minutes

In this course, you will learn the basics of why and how cities engage in land use planning and regulation, and why local officials should take time to carefully and conscientiously create land use laws. You will also become familiar with the tools cities use to regulate land use as well as the process that cities should consider when making land use decisions.



By completing this course, you will:

- Explain why cities regulate land use
- State the importance of the Municipal Planning Act
- Recognize that cities play multiple roles in the land use process
- Classify the types of discretion that cities have to make land use decisions
- Examine the tools that cities use to regulate land use
- Outline the process that cities should consider when making land use decisions

Register now!

## Subject Matter Expert

Jed Burkett, Loss Control/Land Use Attorney – League of Minnesota Cities

## Features

Videos, infographics, downloadable materials, and knowledge check — [learn more about MemberLearn](#).

## Cost

0 – 20 users = \$15 per user

21 – 50 users = \$10 per user



MEMBERLEARN ONLINE COURSES

# Land Use (Mini-Course)

## Primary audience

City Council

## Course time

15 minutes

In this mini-course, you will learn why cities get involved in land use regulation. You will also learn about the different roles that cities play in the land use process.

Note: This mini course is designed to introduce you to core concepts about land use decisions. For a more thorough understanding please see our [full length Land Use course](#).

By completing this course, you will:

- Explain why cities regulate land use
- State the importance of the Municipal Planning Act
- Recognize that cities play multiple roles in the land use process
- Classify the types of discretion that cities have to make land use decisions

Access this course now

## Subject Matter Expert

Jed Burkett, Loss Control/Land Use Attorney – League of Minnesota Cities

## Features

Videos, infographics, downloadable materials, and knowledge check – [learn more about MemberLearn](#).

## Cost

Free

