

**MINUTES**  
**WORKSHOP MEETING - MONTICELLO PLANNING COMMISSION**  
**Tuesday, April 4, 2023 – 5:00 p.m.**  
**Mississippi Room, Monticello Community Center**

Commissioners Present: Paul Konsor, Andrew Tapper, Eric Hagen, Teri Lehner  
Commissioners Absent: Melissa Robeck  
Council Liaison Present: Charlotte Gabler  
Staff Present: Angela Schumann, Steve Grittman (NAC), Ron Hackenmueller,  
Hayden Stensgard, Jim Thares

**1. General Business**

**A. Call to Order**

Chairperson Paul Konsor called the workshop meeting of the Monticello Planning Commission to order at 5:02 p.m.

**2. Meeting Agenda**

**A. Review and Discussion of the Monticello 2040 Vision + Plan (Monticello Comprehensive Plan) Land Use Designations and Industrial Uses**

Community Development Director Angela Schumann provided an overview of the agenda item to the Planning Commission and the public. This workshop item stemmed from a discussion had at the March Planning Commission regular meeting related to two public hearing agenda items that focused on industrial Comprehensive Plan land use designations. The discussion at that regular meeting focused on the distinctions between the industrial land use designations currently included in Chapter 3 of the Comprehensive Plan. Background was provided by Ms. Schumann on the origins of the Monticello 2040 Vision + Plan (Comp Plan), which was adopted in November of 2020, and how it differs from the previously adopted 2008 plan, which included broader land use designation (ex. Places to Live, Places to Shop, etc.).

Ms. Schumann explained the specific goals of land use designations within the Comp Plan, such as Employment Campus, Light Industrial Park and General Industrial, and the goals' direct relationship with creating tax base and job opportunities, while incorporating a variety of business fields within those designations. Those shared goals are connected to the Economic Development goals established within the Comp Plan, which include business attraction & retention, and workforce development. The distinctions that separate the three subject designations are also related to how specific land uses affect a given property regarding the goals of creating tax base and job opportunities. The main discussion points of the workshop was directed at those noted industrial land designations and focused on designation

summaries for each to verify these summaries reflect what the City would like to see in those designations. A review of example allowable uses and lot standards to verify they correctly reflect was also a main discussion point.

Andrew Tapper raised the question of what uses are considered employment campuses, and whether that would include manufacturing uses. Ms. Schumann clarified that the level of jobs and tax base provided by certain manufacturing users would allow them to be considered as an employment campus and would not be considered inconsistent with the goals established by the land use designations. It was also noted that site impacts to surrounding area plays a role in allowable uses within each designation, with the least restrictive designation being General Industrial.

The group was in consensus that any minor revisions recommended by Staff or directed by the Planning Commission would be brought back to the Planning Commission for review and discussion at a workshop meeting in May.

No action was taken on the item.

### **3. Adjournment**

Paul Konsor moved to adjourn the workshop meeting of the Monticello Planning Commission. Teri Lehner seconded the motion. Motion carried unanimously, 4-0. Meeting adjourned at 6:02 p.m.