

**AGENDA**  
**REGULAR MEETING – PLANNING COMMISSION**  
**Monday, June 6, 2023 – 6:00 p.m.**  
**Mississippi Room, Monticello Community Center**

**JOINT MONTICELLO PLANNING COMMISSION/CITY COUNCIL WORKSHOP**  
**Monticello Community Center**

5:00 p.m. Concept Stage Planned Unit Development Proposal  
100-unit Multi-family Residential Project in a B-3 (Highway  
Commercial) District Outlot B, Great River Addition, 155-226-000020  
(Applicant: Briggs Company)

Commissioners: Chair Paul Konsor, Vice Chair Andrew Tapper, Teri Lehner, Eric Hagen,  
Melissa Robeck,  
Council Liaison: Councilmember Charlotte Gabler  
Staff: Angela Schumann, Steve Grittman, Ron Hackenmueller, Hayden  
Stensgard

**1. General Business**

- A. Call to Order
- B. Roll Call
- C. Consideration of Additional Agenda Items
- D. Approval of Agenda
- E. Approval of Meeting
  - Workshop Meeting Minutes—May 2, 2023
  - Regular Meeting Minutes—May 2, 2023
- F. Citizen Comment

**2. Public Hearings**

- A. Continued - Consideration of Conditional Use Permit for an Accessory Structure—  
Major and Conditional Use Permit for Driveway leading to Accessory Structure in  
Rear Yard in the R-1, Single Family Residential District  
Applicant: Ben Roberg
- B. Consideration of a Conditional Use Permit for Home Occupation for Manufacturing  
which requires equipment other than that which is typically found in a dwelling, and  
Use of an Accessory Building for said Home Occupation, which includes sales, in the  
R-1, Single-family Residential District  
Applicant: Tyler Berg

- C. Consideration of an Amendment to the Monticello 2040 Vision + Plan (Comprehensive Plan), Chapter 3, “Land Use, Growth and Orderly Annexation”, amending the text of the Plan to add flexibility for implementation of the Plan’s goals and land use objectives for Industrial designations  
Applicant: City of Monticello

**3. Regular Agenda**

**4. Other Business**

- A. Community Development Director’s Report

**5. Adjournment**