

MINUTES, REGULAR MEETING
PLANNING COMMISSION, CITY OF LA CRESCENT, MINNESOTA
July 1st, 2025

The Planning Commission met at 5:30 p.m., on July 1st, 2025, in the City's Community Building located at 336 S. 1st Street.

Item 1. Call to Order

Chair Jerry Steffes called the meeting to order at 5:30 p.m.

Item 2. Pledge of Allegiance

Members recited the Pledge of Allegiance.

Item 3. Roll Call

Upon a roll call taken and tallied by Josh Tarrence, Building Inspector, the following members were present: Don Hogan, Mike Welch, Jerry Steffes, Greg Husmann, Judy Enright and Gina Schneider. Dave Hanifl and Ex-Officio City Council Representative Chris Langen were absent. Community Development Director Larry Kirch, City Attorney Skip Wieser and Building Inspector Josh Tarrence were also present.

Item 4. Approval of the May 6th, 2025 Planning Commission Minutes

After reviewing the minutes from the May 6th, 2025 meeting, a motion to accept the minutes, was made by Commissioner Welch and seconded by Vice Chair Husmann. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following Members voted in favor thereof, viz;

Mike Welch	Yes
Greg Husmann	Yes
Don Hogan	Yes
Jerry Steffes	Yes
Judy Enright	Yes
Gina Schneider	Yes

and none voted against the same. The motion was declared duly carried.

Item 5. Public Hearing- Rezoning properties in section 10,87, and part of 86 from C-1 Highway Commercial to CBD Central Business District

A public hearing was held in regards to the Planning Commission's suggestion to re-zone properties in section 10, 87 and part of 86 of the City of La Crescent Zoning map, from C-1 Highway Commercial to CBD

Central Business District. Community members present for the public hearing were as follows:

Dean and Jean Kastenschmidt	316 S 3 rd St
Allen and Mary Erickson	321 S. 2 nd St
George and Jackie Horihan	215 S. Oak St
Mike and Charmaine Smith	325 S. 2 nd St
Don Thesing	La Crescent Historical Society, 328 S. 3 rd St

The Planning Commission explained what their recommendation was and why they suggested it. After questions from the community were answered by the Planning Commission, City Staff and City Attorney Wieser, a motion was made, to recommend to the City Council, changing the zoning of section 10, 87 and part of 86 as depicted in the draft City of La Crescent Zoning Map, from C-1 Highway Commercial to CBD Central Business District. The recommendation is to go to the City Council at the July 14th City Council meeting. The motion was made by Vice Chair Husmann and seconded by Commissioner Welch. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following Members voted in favor thereof, viz;

Greg Husmann	Yes
Mike Welch	Yes
Don Hogan	Yes
Jerry Steffes	Yes
Judy Enright	Yes
Gina Schneider	Yes

and none voted against the same. The motion was declared duly carried.

Item 6. Request for Waiver of Master Plan and Planned Unit Development Requirements for property located at 350 Strupp Ave., La Crescent, MN (PID251287001) – Mango Cannabis

Justin Dunaskiss, from Dunaskiss Consulting and Development Inc., was present and representing Mango Cannabis. Mr. Dunaskiss gave a brief overview of what they're proposing to build and that they're requesting the waiver from the Commercial Planned Unit Development Overlay district of the City Zoning Ordinance, reverting the property back to C-1 Highway Commercial standards. Discussion was held between Planning Commission members, City Attorney Wieser and Mr. Dunaskiss. After discussion, a motion was made, to recommend to the City Council the approval of the waiver request for 350 Strupp Ave., with the following conditions of approval;

1. Developer or Owner will apply for MN DOT Development Review and comply with all recommendations at Developer or Owner expense.
2. Developer or Owner will submit a stormwater plan in compliance with City's MS4 permit.

3. Developer or Owner will submit a grading plan to be approved by City Engineer or City Building Official.
4. Developer or Owner will be bound by the terms of the development agreement by lessees of 350 Strupp Avenue, La Crescent, Minnesota
5. Developer or Owner will comply with other conditions reasonably determined by the City Engineer or City Building Official related to proposed use of the property located at 350 Strupp Avenue, La Crescent, Minnesota.
6. Said location to be utilized for a singular dispensary.
7. The City of La Crescent issuing a Cannabis Retail License for this location.
8. Developer or Owner will resurface the road adjacent to the property to the City specifications approved by the City Engineer at Developer or Owner sole expense.

The motion was made by Commissioner Enright and seconded by Vice Chair Husmann. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following Members voted in favor thereof, viz;

Judy Enright	Yes
Greg Husmann	Yes
Mike Welch	Yes
Jerry Steffes	Yes
Don Hogan	Yes
Gina Schneider	Yes

and none voted against the same. The motion was declared duly carried.

Item 7. Webinar- Land Use Decision Making/League of Minnesota Cities

This item was an informational item notifying the Planning Commission members of an educational opportunity through the League of Minnesota Cities. A webinar is scheduled for July 15th, 2025 at 10:00AM. The topic of the webinar is Land Use Decision Making. The Planning Commission requested watching the webinar as a group at City Hall. City Attorney Wieser advised that the members could meet as a group to watch the webinar, but that a Notice of a Quorum would need to be posted. Commissioner Enright volunteered to register for the webinar for the group.

Item 8. Future Agenda Items- Commission Members

Chair Steffes made the recommendation to move the August meeting date as the regularly scheduled date conflicts with National Night Out. After discussion, a motion was made, to move the August Planning Commission meeting to Wednesday, August 6th, 2025 at 5:00PM and if the Community Room isn't available

that day, then move it to Thursday, August 7th, 2025 at 5:00PM. The motion was made by Commissioner Welch and seconded by Commissioner Enright. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following Members voted in favor thereof, viz;

Mike Welch	Yes
Judy Enright	Yes
Gina Schneider	Yes
Greg Husmann	Yes
Jerry Steffes	Yes
Don Hogan	Yes

and none voted against the same. The motion was declared duly carried.

Item 9. Adjourn

A motion was made to adjourn the meeting by Vice Chair Welch. The motion was seconded by Commissioner Welch.

The Planning Commission meeting was adjourned at 6:46PM.