

**CITY OF GREEN ISLE
PLANNING & ZONING COMMISSION
MEETING MINUTES**

Date: February 4, 2026

Time: 7:00 PM

Location: Green Isle City Hall

1. Call to Order- Meeting was called to order at 7pm by Mayor Shane Sheets.

Present: Harrison DeBoer, Hunter Pederson, Sarah Sheets, Alan Albrecht, Sheldon Mathews

Staff Present: Zoning Administrator Amy Soeffker, City Clerk Diane Hatlestad

Guests Present: Cal LaRose, Mayor Shane Sheets, Dustin Harstad

2. Pledge of Allegiance- All stood for the Pledge of Allegiance.

3. Election of Officers

I. Chair - Motion by Albrecht to elect Hunter Pederson, seconded by Sheets. Motion carried.

II. Vice Chair – Motion by Pederson to elect Harrison De Boer, seconded by Albrecht. Motion carried.

III. Secretary – Motion by De Boer to elect Amy Soeffker, seconded by Pederson. Motion carried.

4. Approve Agenda

- February 4, 2026 – Motion by Pederson to approve the agenda with the addition of introduction of Cal LaRose, seconded by Sheets. Motion carried.

5. Approve the Minutes

- December 3, 2025- Motion by De Boer to approve the minutes with the removal of CPIC from minutes, seconded by Pederson. Motion carried.

6. New Business

a. 330 McGrann Street - Jacob Krebs – Motion by Pederson to table to the next meeting, seconded by Sheets. Motion carried.

Request for information regarding green space requirements for

additional accessory structure (shed)

City Ordinance - For the R-2 (Multiple Family Residence

District), the green space requirement is determined by the Maximum Lot Coverage regulations:

Maximum Lot Coverage:

- For lots over 7,500 square feet: 35 percent maximum coverage
- For lots 7,500 square feet or less: 40 percent maximum coverage

b. 117 Western Avenue - Proposed Accessory Structure -

Review of proposed metal shed for compliance with City Ordinance

Section 14, Subdivision 4.G (Architectural Compatibility) Dustin Harstad requested stated that he needed to know if he could put up the shed he had purchased with exposed fasteners or needed to return it. Mayor Sheets gave some history on the reason for no exposed fasteners stating that it was to restrict pole barns. Sarah Sheets stated that it was not just about the aesthetic, but only a safety concern because exposed fasteners would deteriorate causing safety concerns.

7. Old Business

- a. Zoning Code- Will be reviewed at the next CPIC meeting.
- b. Subdivision Ordinance – Will be reviewed at the next CPIC meeting.
- c. Orderly Annexation – Albrech stated that he attended the Green Isle Township meeting and that the Board was open to the concept.

8. Other/Updates

- a. EDA- Soeffker updated the committee on the Resolution transferring the land to the bank, moving forward with deed in lieu of foreclosure on the school and other property. She also provided an update on Wide Open Marine stating the owner is planning to have a shovel in the ground in April. Soeffker also reported that Sharda Enclave has reached out to SBDC for help with financing to put in the street, Ulhas will keep Soeffker updated.
- b. Heritage Festival- Soeffker reported that co-chairs are Sam LaRose (EDA) and Anita Wilson (business owner/the Grey Fox). Food and craft vendors are already signing up, and music for the event has already been arranged. Each park will have a chair in charge of activities at the park.
- c. Newsletter information – De Boer recommended adding information about orderly annexation to the next newsletter and that he would be the contact to share information with Sam

LaRose.

d. Introduction of Cal LaRose. Motion by Pederson, seconded by Sheets to recommend to Council to add LaRose to the Commission.

9. Adjournment – Motion by Pederson to adjourn the meeting at 7:26 pm, seconded by De Boer. Motion carried.

Zoning Administrator Amy Soeffker
Chair Hunter Pederson

Zoning

2026 goals

- Meet with the townships to begin orderly annexation discussions
- Work with businesses on zoning instead of against
- Work to bring more members to the Planning and Zoning Commission
- Complete Zoning Code/Zoning Map
- Complete Subdivision Ordinance

Next meeting:

- March 4, 2026, at 7:00 PM