



**Planning and Zoning Committee
Wednesday, May 6th - 7:00pm
City Office Council Chambers**

1. Call to Order and Pledge of Allegiance – Meeting was called to order by Chair Hunter Pederson at 7pm. All stood for the Pledge of Allegiance.
Present: Harrison De Boer, Hunter Pederson, Sarah Sheets, Alan Albrecht, Cal LaRose, Sheldon Matthews
Staff Present: P&Z Administrator Amy Soeffker, City Clerk Diane Hatlestad
Guests Present Sam LaRose, Michelle Mathews, Shawn Anderson, Breanna Sand, Ryan dn Taylor Sprengler, Shane Sheets
2. **Public Hearing – Variance Request for 180 Main Street, Green Isle, MN 55338-**
Public hearing was opened at 7:00 pm, no comments from the public. Public hearing was closed at 7:03 pm.
3. **Public Hearing – CUP Request for 250 West Shamrock Drive, Green Isle, MN 55338-** Public hearing opened at 7:03 pm, no comments from the public. Public hearing was closed at 7:05 pm.
4. Approval of Agenda
 - a. May 6, 2026 – Motion by Pederson to approve the agenda, seconded by Sheets.
Motion carried.
5. Approve the Minutes
 - a. April 1, 2026 – Motion by De Boer to approve the minutes, seconded by Albrecht.
Motion carried. Mathews abstained.
6. New Business
 - a. Approve/Deny Resolution 2026-18 A RESOLUTION ADOPTING FINDINGS OF FACT AND RECOMMENDING APPROVAL OF A VARIANCE FROM SECTION 15, SUBDIVISION 2.C OF THE CITY OF GREEN ISLE ZONING ORDINANCE FOR THE PROPERTY LOCATED AT 180 MAIN STREET (PID 34.0132.000)
Motion by De Boer to approve Resolution 2026-18, seconded by Albrecht. Motion carried 6-0. De Boer, Pederson, Mathews, Sheets, LaRose, Albrecht all voted in favor. None against. None absent. None abstained.
 - b. Approve/Deny Resolution 2026-19 A RESOLUTION ADOPTING FINDINGS OF FACT AND RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT FOR A MARINE REPAIR, STORAGE, AND SALES FACILITY AT 250 WEST SHAMROCK DRIVE (PID 34.0158.080)

Motion by De Boer to approve Resolution 2026-19, seconded by Albrecht. Motion carried. De Boer, Pederson, Mathews, Sheets, LaRose, Albrecht all voted in favor. None against. None absent. None abstained.

- c. Approve/Deny Resolution 2026-20 A RESOLUTION ADOPTING FINDINGS OF FACT AND RECOMMENDING APPROVAL OF THE SITE PLAN FOR JMA HOLDINGS LLC AT 250 WEST SHAMROCK DRIVE (PID 34.0158.080)

Motion by De Boer to approve Resolution 2026-20, seconded by Albrecht. Motion carried. De Boer, Pederson, Mathews, Sheets, LaRose, Albrecht all voted in favor. None against. None absent. None abstained.

7. Old Business

- a. Orderly Annexation update – Soeffker reported she was waiting to work on this until the above projects were completed.
- b. Newsletter updates – Wide Open Marine and Hope Garden.

8. Other/Updates – De Boer reported that CPIC is reviewing the zoning portion of the MN Basic Code.

9. Adjournment – Motion by Pederson to adjourn the meeting at 7:19 pm, seconded by LaRose. Motion carried.

P&Z Administrator Amy Soeffker

P&Z Chair Hunter Pederson

Next meeting: June 3rd at 7pm