



AGENDA

Rogers Planning Commission

September 8, 2025 - 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. APPROVE AGENDA

Council members may add items to the agenda for discussion purposes or staff direction only. The Council will not normally take official action on items added to the agenda.

3. CONSENT AGENDA

These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.

3.1 Approve August 4th, 2025 Planning Commission Minutes

4. PUBLIC HEARINGS

5. NEW BUSINESS

5.1 Consideration of a Concept Request to Change City Code to Allow for Rural Event Centers

6. OTHER BUSINESS

6.1 Planning & Economic Development Annual Review and Projections

7. CORRESPONDENCE AND REPORTS

7.1 Past Planning Commission Items Review

8. ADJOURN



STAFF REPORT

**ROGERS PLANNING
COMMISSION**

Meeting Date: September 8, 2025

Agenda Item: 3.1

Subject: Approve August 4th, 2025 Planning Commission Minutes

Prepared By: Alec Henderson, City Planner

Recommended Commission Action

Overview / Background / Analysis

This item contains the meeting minutes from the previous meeting as an attachment.

Staff Recommendation

Motion to approve minutes from August 4th, 2025

Financial Impact: NA

Source Fund: NA

Budgeted? N/A

Supporting Documentation

A. 08-04-2025 Planning Commission Minutes

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Carlson calls meeting to order at 7:00 PM.

2. APPROVE AGENDA

Commission Member Stiebinger moved, Commission Member Lohr seconded a motion to approve agenda. Motion carried 6-0.

3. CONSENT AGENDA

3.1 Approve the July 7, 2025 Planning Commission Minutes.

Commission Member Hunt moved, Commission Member Lohr seconded a motion to approve consent agenda. Motion carried 4-2.

4. PUBLIC HEARINGS

4.1 Consider application by the Breiwick Family for Preliminary and Final Plat for Tilton Lake Acres, a three-lot rural residential development.

Henderson summarized the application. Dustin and Elizabeth Breiwick propose subdividing their 38-acre Lot 3, Block 1, Hagel Estates into three rural residential lots (4–17 acres) within the R1 district and Shoreland Overlay on Tilton Lake. Each lot exceeds minimum size and width standards, with adequate septic and well sites, upland buildable area, and delineated wetland buffers. No public improvements are required; access will be via a shared easement. Staff recommends approval of the Preliminary and Final Plat subject to conditions including easement revisions, grading plan submittals, wetland signage, verification of septic/well sites, timely recording, and payment of park dedication and stormwater fees.

Chair Carlson asked if a driveway easement is present. Henderson responded that there is one present and the easement will be amended and recorded as necessary.

Chair Carlson opened the public hearing at 7:05 PM. Commission Member Stiebinger moved, Commission Member Larson seconded a motion to close the hearing. Motion carried 6-0.

Carlson asked for additional comments or questions. Stiebinger commented that it was a straightforward request.

Commission Member Stiebinger moved, Commission Member Lohr seconded a motion

to recommend approval of Resolution 2025-54. Motion carried 6-0.

5. NEW BUSINESS

5.1 Consideration of a Site Plan and Final Plat Application by Restoration Network for the Property at Lot 1, Block 1, Justen Circle 2nd Addition

Eric Burtness summarized the application. Restoration Network seeks Site Plan and Final Plat approval for a new 12,000-sf office/warehouse building at 11785 Justen Circle in the SB – Suburban Business district, guided industrial in the Comp Plan. The site design meets zoning standards, includes 30 parking stalls (2 ADA), and proposes stormwater discharge to the regional Justen Circle Pond, confirmed to have capacity. A detailed landscaping plan and encroachment agreement for parking within a D&U easement are required, and Fire Department access has been addressed with a private hydrant. Staff recommends approval subject to final engineering review, landscaping compliance, and execution of the encroachment agreement.

The commission had no additional questions or comments.

Commission Member Lohr moved, Commission Member Stiebinger seconded a motion to recommend approval of Resolution 2025-53. Motion carried 6-0.

6. OTHER BUSINESS

7. CORRESPONDENCE AND REPORTS

8. ADJOURN

Commission Member Larson moved, Commission Member Stiebinger seconded a motion to Adjourn at 7:19 PM. Motion carried 6-0.

Respectfully Submitted,

Alec Henderson, City Planner



STAFF REPORT

Meeting Date: September 8, 2025

ROGERS PLANNING COMMISSION

Agenda Item: 5.1

Subject: Consideration of a Concept Request to Change City Code to Allow for Rural Event Centers

Prepared By: Brett Angell, Community Development Director

Recommended Commission Action

Overview / Background / Analysis

Recently, the Kemmetmueller family ("applicant") submitted a request to the City of Rogers to consider allowing wedding event centers within the rural portions of Rogers. Their request directly pertains to PID 201202332001, which is a 155-acre parcel on the west side of Sylvan Lake. The property is currently being used for agricultural purposes but does feature a round barn and a second agricultural building. The property is currently zoned as R2 and guided as low-density residential. However, it is unlikely that city services (sewer/water) will reach this parcel for several years. Per the request of the Kemmetmueller family, they would like to divide a portion of the south side of the property to be used for a rural event center. This would include the existing buildings along with the construction of a new building. The newly constructed building is what would be used for the events as it would be cost-prohibitive to retrofit the barn with the proper fire and life safety measures required (e.g. sprinklers). The round barn would be maintained as a scenic backdrop for pictures and outdoor ceremonies.

Based upon the existing City Code Section 125-IV, Convention or Events Centers are a permitted use within the LC, RC, and DT zoning districts and a conditional use within the ND zoning district. There is not a separate section related to rural or farm event centers. Commercial uses are fairly restricted within the residential zoned districts. The closest examples of uses types that are permitted in the existing code include Farm Wineries, which are permitted in the AG and R1 zoned districts, and religious and school uses (assembly uses), which are a permitted use in most residential districts.

Staff recommended the applicant submit a formal concept request to the city related to if there is a desire to amend the City Code to allow for rural wedding event centers. Should it be determined the Planning Commission and City Council are open to such a use, the applicant would be required to submit applications for site plan approval, lot division, and zoning code text amendments. This review and potential approval process aligns with what the applicant is seeking with the project beginning next year, if approved. A narrative and additional information from the applicant is attached to this staff report.

The Commission is asked to provide feedback and a recommendation on the request for the following items:

1. Is the Commission open to amending the code to allow for rural wedding event centers?

If the above-mentioned question is answered as 'yes', the following questions would also be requested to provide guidance on a potential code change:

2. What zoning districts should be included (e.g. R1 and R2 only, all districts, etc.)?
3. Should the use be a permitted use, interim use, or conditional use?
4. If permitted or conditional, what conditions should be evaluated as part of the approval process?
5. Should there be a minimum acreage requirement for such a use?

As a reminder to the Commission, a change to the City Code would impact all parcels of the same zoning classification.

Staff Recommendation

Staff are requesting feedback pertaining to this request based on the following discussion points:

1. Should the City Code be amended to allow for event centers in the R1 and R2 residential districts?
2. What should the minimum acreage be for such a use?
3. Should this use be a permitted, conditional, or interim use?

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

- A. Applicant Narrative
- B. Location Map
- C. Applicant Layout Sketch
- D. Anticipated Lot Split Area

August 4, 2025

RE: Concept Plan Statement – Wedding Venue Development

To Whom It May Concern,

I am submitting this concept plan proposal for the development of a new wedding and event venue to be located adjacent to the exciting historic red round barn on my property in Rogers, Minnesota. The Vision for this venue is to create a rustic, yet elegant destination that complements the charm and character of the round barn while offering a modern, functional space for gatherings.

The proposed building will be designed to accommodate events with an estimated guest capacity of 250 to 275 people. It will serve as a multi-use space for weddings, receptions, and other private events. The venue will be purpose-built with considerations for accessibility, aesthetics, and community impact.

At this early stage, the exact number of employees required for operation has not yet been determined. Staffing will be adjusted based on the final design, event schedule, and operational needs as the business develops.

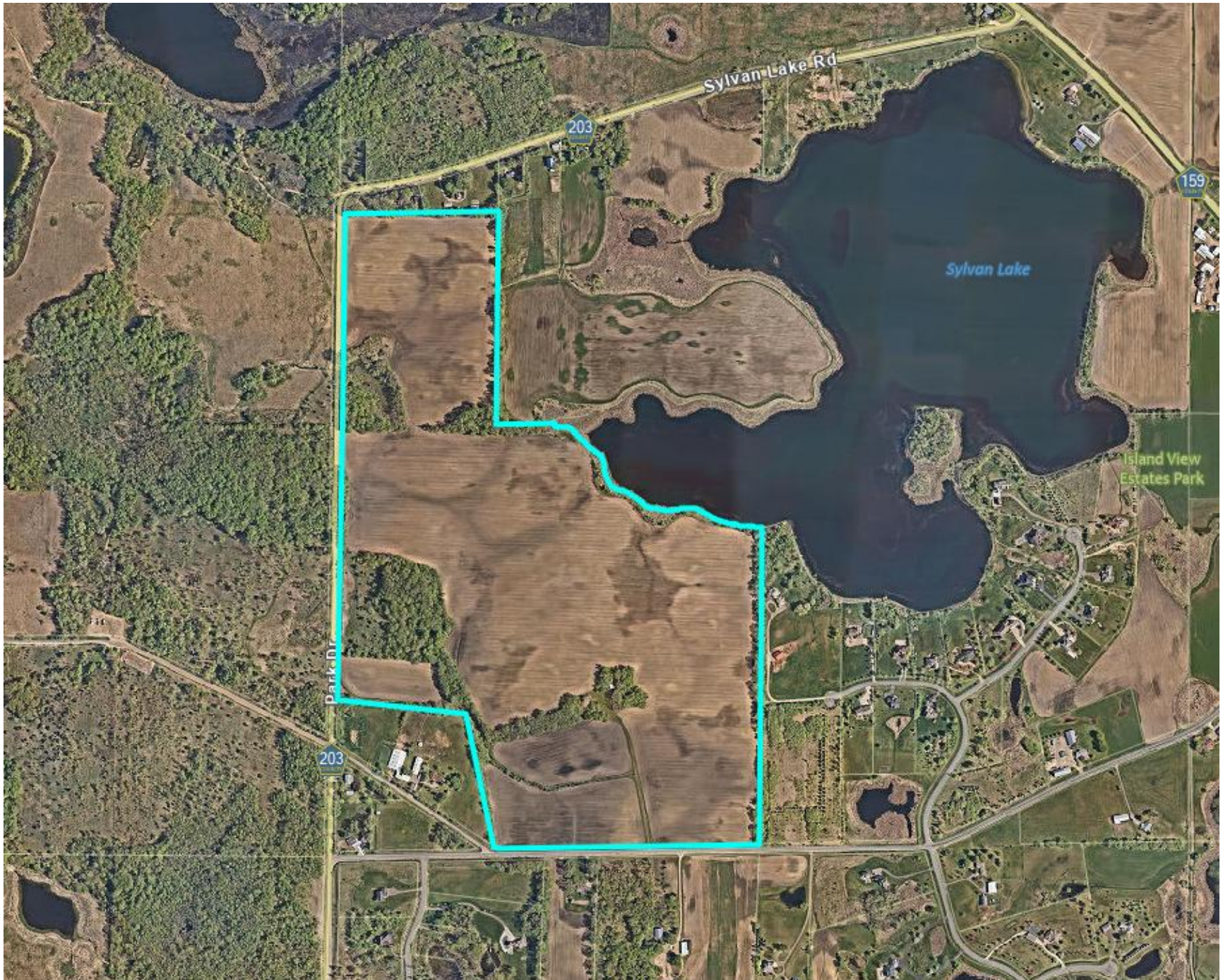
Thank you for your consideration of this project. I look forward to working with the city as we move through the planning and approval process.

Sincerely,

Jenny Thompson
12901 221st Ave NW
Elk River, MN 55330
763-286-5551

John Kemmetmueller
25715 Territorial Road
Rogers, MN 55374
763-350-6188

LOCATION MAP



APPLICANT SKETCH





Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage, AGM, GIMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

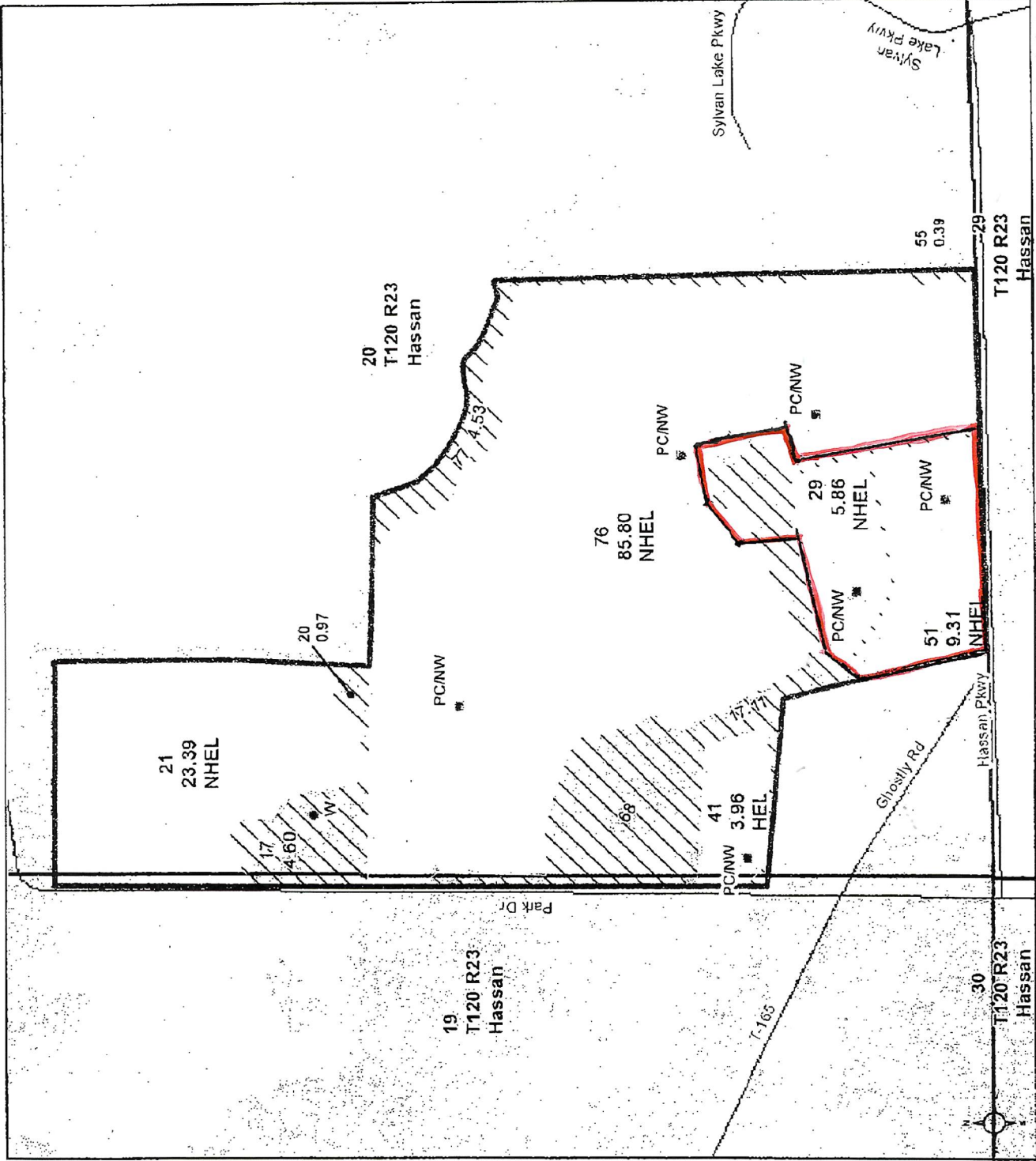
Common Land Unit

- /// Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 128.32 acres



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership. Rather, it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.



STAFF REPORT

Meeting Date: September 8, 2025

**ROGERS PLANNING
COMMISSION**

Agenda Item: 6.1

Subject: Planning & Economic Development Annual Review and Projections

Prepared By: Brett Angell, Community Development Director

Recommended Commission Action

Overview / Background / Analysis

Per request, City staff have prepared a presentation to review past commission actions, share demographic information and projections of the community, share larger upcoming community development projects, and list parcels that are currently receiving interest that may be developed in the near future. This presentation is meant to be informative and interactive and the Commission is encouraged to ask any questions during the presentation.

Staff Recommendation

No recommended actions are required for this item. The Commission will receive a presentation and are encouraged to ask any questions that they may have.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

None



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: September 8, 2025

Agenda Item: 7.1

Subject: Past Planning Commission Items Review

Prepared By: Brett Angell, Community Development Director

Recommended Commission Action

Overview / Background / Analysis

The Planning Commission last met on Monday, August 4th with two items on the agenda. The items are further detailed below.

Tilton Lake Acres

The Planning Commission held a public hearing and reviewed a request by the Breiwick family to subdivide an existing large lot R1 parcel into three R1 lots. The Planning Commission unanimously recommended approval of the preliminary and final plat request. This item was approved via consent agenda at the August 12th City Council meeting. It is anticipated that the lot division will be recorded this fall with the new lots and home construction beginning in the spring of 2026.

Restoration Network

The Planning Commission reviewed a request for a final plat and site plan for Restoration Network at 11785 Justen Circle. The request was to split the existing parcel and to construct an approximately 14,000-square-foot building on the newly created parcel. This item was unanimously recommended for approval. This item was approved by the City Council at the August 12th meeting. Building permits have been submitted for the new building and it is anticipated that construction will begin in the coming months.

Other Community Development-related items that have recently been acted upon by the City Council include the following.

Civic Campus Platting

A proposal by True Point Land Surveying for the re-plat of the civic campus site (former Boyer Trucks) was approved. The city is re-platting the existing six (6) parcels into one (1) pace in advance of the construction of a new city hall and police department. The new plat will come before the Commission for consideration in the coming months. The site plan for the new campus will also come before the Commission, likely in late fall. Staff are currently working with Leo A Daly for the design of the new campus.

Main Street Master Plan

The city received a grant from Hennepin County related to refreshing and updated the Main Street Master Plan. Cardo, a local planning consultant based in the Twin Cities, was selected for the work. This project kicked-off on August 25th and will come before the Commission for review prior to adoption.

Wood Lane Villas Final Plat

Earlier in 2025, the Commission reviewed a preliminary plat related to Wood Lane Villas, a 17-lot infill development adjacent to Skye Meadows along Wood Lane. The preliminary plat was subsequently approved by Council and the developer submitted their final plat plans. The final plat was approved via consent at the August 12th meeting. It is anticipated grading and infrastructure work will begin this fall.

Weber Lot Split

Following the approval of the Cowley Lake Preserve preliminary plat, the developer requested a lot split of the weber property for the portion that will be included in the development. The lot split being recorded, the developer will close on approximately 19 acres from the Weber family, which will be phase 1 of the development. The approximately 40 remaining acres will be retained by the Weber family and will continue to be farmed.

Staff Recommendation

No action required.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

None