

February 4, 2026, Planning Commission Meeting Agenda



7:00 PM

Apple Valley Municipal Center
7100 147th Street West, Apple Valley

1. Call To Order
2. Approve Agenda
3. Consent Agenda

Consent Agenda Items are considered routine and will be enacted with a single motion, without discussion, unless there is a request to have any item separately considered. It will then be moved to the regular agenda for consideration.

 - A. Approve Minutes of December 17, 2025 Regular Meeting
4. Public Hearings
 - A. Consider text amendments to Sections 155.156(F) and 155.157(B) of the Zoning Code regulating on-sale liquor, wine, and 3.2% beer in the Retail Business zoning district
5. Land Use / Action Items
6. Other Business
 - A. Review of Upcoming Planning Commission and City Council Meetings and Other Updates
7. Adjourn

Regular meetings are broadcast live on Charter Communications Cable Channel 180 and on the City's website at www.AppleValleyMN.gov.



ITEM:
MEETING DATE:
SECTION:

3.A.
February 4, 2026
Consent Agenda

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|---|--|
| Description: Approve Minutes of December 17, 2025 Regular Meeting | |
| Staff Contact: Breanna Vincent, Department Assistant | Department / Division: Community Development |

Action Requested:

Approve minutes of the regular meeting of December 17, 2025.

Summary:

The minutes of the regular Planning Commission meeting is attached for your review and approval.

Background:

State statute requires the creation and preservation of meeting minutes which document the official actions and proceedings of public governing bodies.

Budget Impact:

N/A

Attachments:

1. 2025-12-17 Minutes

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES

December 17, 2025

1. CALL TO ORDER

The City of Apple Valley Planning Commission Meeting was called to order by Chair Kurtz at 7:00 p.m.

Members Present: Jodi Kurtz, Paul Scanlan, Dave Schindler, Phil Mahowald, Jeff Prewitt, and Douglas Hlas

Member(s) Absent: Becky Sandahl

City Staff: Community Development Director Tim Benetti, Parks & Recreation Director Eric Carlson, City Planner Terri Dill, Assistant City Engineer Evan Acosta, City Attorney Sharon Hills, Associate Planner Sydnee Stroeing, and Department Assistant Breanna Vincent.

2. APPROVAL OF AGENDA

Chair Kurtz asked if there were any changes to the agenda. *CD Director Benetti* stated that the previously scheduled Technology Park item is postponed and will not be discussed at tonight's meeting.

MOTION: Commissioner Scanlan moved, seconded by Commissioner Hlas, approving the agenda. Roll call vote: Ayes - 6 – Nays – 0.

3. CONSENT ITEMS

A. Approval of Minutes of November 19, 2025

B. Approval of the 2026 Planning Commission Regular Meeting Schedule

MOTION: Commissioner Schindler moved, seconded by Commissioner Scanlan approving the minutes of November 19, 2025 and the 2026 Planning Commission regular meeting schedule. Roll call vote: Ayes - 6 – Nays – 0.

4. PUBLIC HEARING

None

5. LAND USE

A. Fraser 1st Addition Comprehensive Plan Amendment

Associate Planner Stroeing provided a brief presentation.

MOTION: Commissioner Scanlan moved, seconded by Commissioner Schindler to recommend approval of an amendment to the 2040 Comprehensive Plan Land Use Map to designate Lot 1, Block 1, Fraser 1st Addition from “HD” to “C”, and Lot 2, Block 1, Fraser 1st Addition from “SIHD” to “C”. Roll call vote: Ayes - 6 – Nays – 0.

B. Apple Valley Community Center & Apple Valley Senior Center Addition

Associate Planner Stroeing provided a brief presentation.

Commissioner Hlas asked what the timeline for the project is.

Associate Planner Stroeing deferred to the applicant.

Parks & Recreation Director Carlson stated that they are hoping to complete the project by September 2027.

Chair Kurtz asked if there will be any other entrances to the building other than the new entrance on the addition.

Associate Planner Stroeing stated that there will be secondary doors mainly used for staff and emergency exits.

Parks & Rec Director Carlson stated that there will be a single common entrance. The current entrances for the Senior Center and Community Center will still exist but they will not be the main entrances.

Chair Kurtz asked if the planned parking will be sufficient.

Parks & Rec Director Carlson stated that additional parking spaces were added along with the athletic complex.

Commissioner Mahowald asked if the existing kitchen will be retained.

Parks & Rec Director Carlson stated that existing office of the Senior Center will become the new catering kitchen. The existing kitchen will become part of the new addition.

Commissioner Scanlan commended the effort taken with the landscaping and architecture on this project.

Chair Kurtz agreed and stated the glass and windows will look great.

MOTION: Commissioner Scanlan moved, seconded by Commissioner Schindler to recommend approval of a site plan/building permit authorization for a 10,000 square foot building addition to AVCC and AVSC subject to conditions 1 through 17 in the staff report. Roll call vote: Ayes - 6 – Nays – 0.

6. OTHER BUSINESS

A. Review of Upcoming Schedule and Other Updates


The next Planning Commission meeting is scheduled for Wednesday, December 3, 2025, 7:00 p.m. The next City Council meeting is Thursday, November 25, 2025 at 7:00 p.m.

7. ADJOURNMENT

Chair Kurtz asked for a motion to adjourn.

MOTION: Commissioner Schindler moved, seconded by Commissioner Scanlan, to adjourn the meeting at 7:20 p.m. Roll call vote: Ayes – 6 – Nays – 0.

Respectfully submitted,



Breanna Vincent, Planning Department Assistant

Approved by the Apple Valley Planning Commission
on 02/04/2026.

Jodi Kurtz, Chair



ITEM:
MEETING DATE:
SECTION:

4.A.
February 4, 2026
Public Hearings

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| Description: Consider text amendments to Sections 155.156(F) and 155.157(B) of the Zoning Code regulating on-sale liquor, wine, and 3.2% beer in the Retail Business zoning district | |
| Staff Contact: Sydnee Stroeing, Planner | Department / Division: Community Development |

Action Requested:

Open the public hearing, receive comments, and close the public hearing. It is the policy of the Planning Commission not to act on an item on the evening of a public hearing. However, if there are no outstanding public comments or questions, and the Planning Commission concurs, staff recommends the following:

1. Recommend approval of an ordinance amending the Retail Business zoning district to remove on-sale wine and 3.2% liquor as a permitted use in Section 155.156(F), and remove on-sale liquor as a conditional use in Section 155.157(B).

Summary:

The City is proposing amendments to the RB - Retail Business zoning district to remove on-sale wine and 3.2% liquor as a permitted use in conjunction with a restaurant, and remove on-sale liquor as a conditional use. Although the change will remove the uses from the RB district, restaurants and similar establishments will continue to be permitted to sell alcohol with an approved liquor license, as alcohol sales and licensing are regulated under Chapter 111: Alcoholic Beverages of the City Code. The purpose of the amendment is to eliminate redundancies between Chapter 111 and Chapter 155: Zoning by removing alcohol-related restrictions from the RB district.

Background:

The Zoning Code currently requires a conditional use permit (CUP) for establishments serving on-sale liquor in most commercial zoning districts and Planned Development districts that include commercial uses. In these districts, on-sale wine and 3.2% liquor are generally permitted uses. When the City reviews a CUP application for on-sale liquor, the primary focus relates to the site and floor plan of the business.

Chapter 111 of the City Code governs the licensing, inspection, and enforcement of liquor, wine, and beer sales. It defines several categories of licenses, each applicable to specific types of establishments. For example, on-sale liquor licenses may be issued only to hotels and Class I restaurants. The licensing process and its associated requirements are more comprehensive than

the on-sale alcohol-related provisions contained in the Zoning Code. Staff has determined that the additional zoning regulations are unnecessary and redundant because the liquor licensing process already addresses all relevant considerations. Removing the requirement for a CUP for an on-sale liquor license decreases expenses for applicants while still regulating alcohol sales.

At this time, amendments are proposed for the RB district only, as most restaurants and establishments that serve alcohol are located within this zoning district. Amendments to other zoning districts and Planned Developments that list on-sale wine, beer, or liquor as permitted or conditional uses will be proposed in the future.

Budget Impact:

N/A

Attachments:

- 1. Draft Ordinance
- 2. Presentation

CITY OF APPLE VALLEY
ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF APPLE VALLEY, MINNESOTA,
AMENDING CHAPTER 155 OF THE CITY CODE GOVERNING ZONING
REGULATIONS RELATED TO ON-SALE LIQUOR, WINE, AND 3.2% BEER IN
THE RETAIL BUSINESS ZONING DISTRICT.

The City Council of Apple Valley ordains:

Section 1. Chapter 155 of the Apple Valley City Code is amended by revising Section 155.156(F) to read as follows:

§ 155.156 Permitted Uses.

* * * *

(F) ~~On-sale wine and/or 3.2% liquor in conjunction with a restaurant facility~~ *RESERVED*;

* * * *

Section 2. Chapter 155 of the Apple Valley City Code is amended by revising Section 155.157(B) to read as follows:

§ 155.157 Conditional Uses.

* * * *

(B) ~~On-sale liquor~~ *RESERVED*;

* * * *

Section 3. Effective date. This ordinance shall take effect upon its passage and publication.

PASSED by the City Council this ____ day of _____, 2026.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

Date of Public Hearing: _____

Date Ordinance Adopted: _____

Date Ordinance Published in the Legal Newspaper: _____

On-Sale Alcohol Text Amendments

Planning Commission

Date: February 4, 2026

Application Requested

Consider text amendments to Sections 155.156(F) and 155.157(B) of the Zoning Code regulating on-sale liquor, wine, and 3.2% beer in the Retail Business zoning district

Retail Business Amendment

§ 155.156 PERMITTED USES.

Within any RB district, no structure or land shall be used, except for one or more of the following uses or uses deemed similar by the City Council:

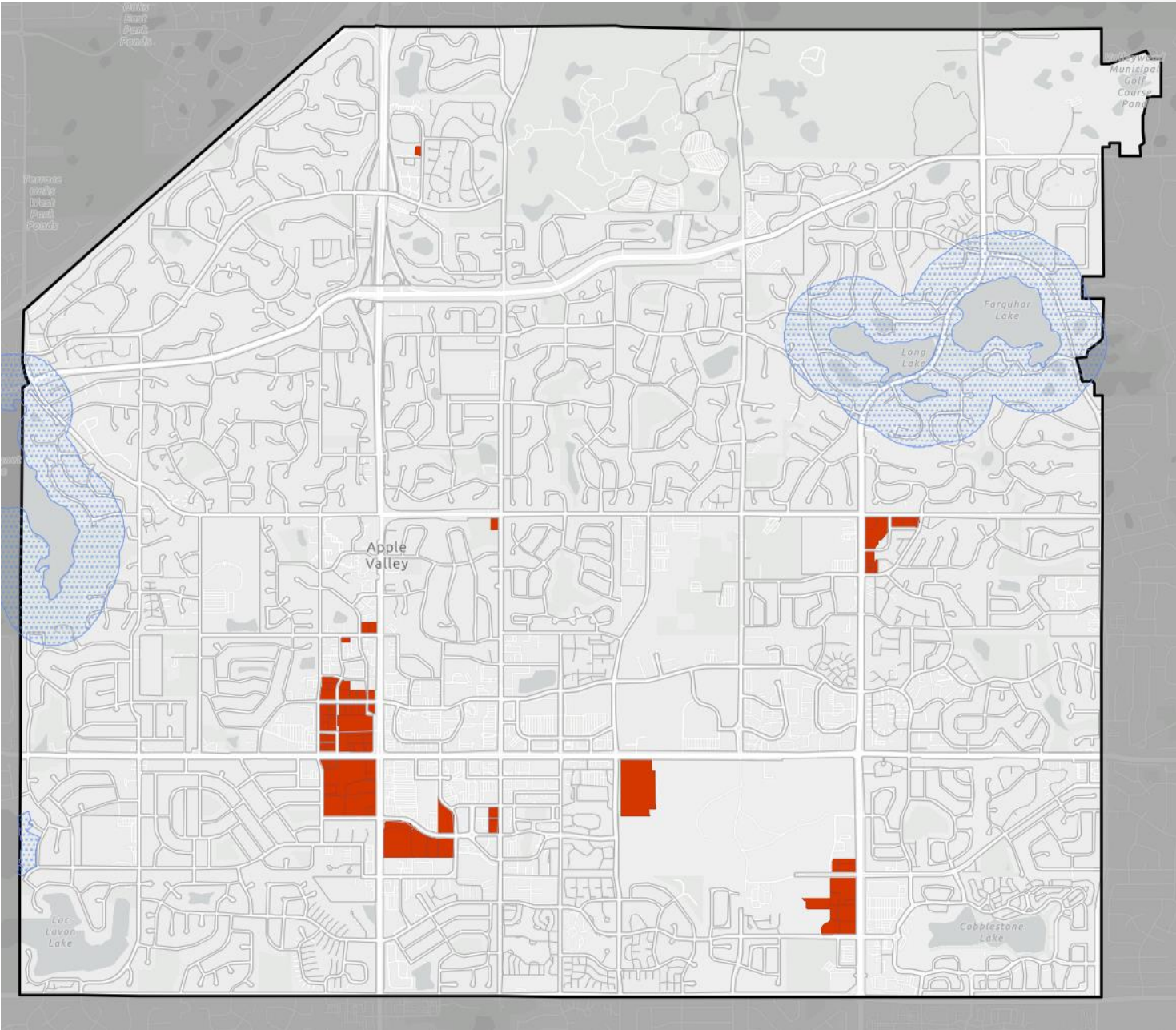
~~—(F) On-sale wine and/or 3.2% liquor in conjunction with a restaurant facility; RESERVED~~

§ 155.157 CONDITIONAL USES.

Within any RB retail business district, no structure or land shall be used for the following uses or uses deemed similar by the City Council, except by conditional use permit:

~~—(B) On-sale liquor; RESERVED~~

Retail Business Zoning District



Licensing Process

1. Application

1. Applicant information
2. Type of license
3. Description of premise
4. Financial and interest criteria
5. References
6. Taxes
7. Description of business

2. Police conduct background check

3. Public Hearing

4. Annual Renewal

Considerations

1. Remove outdated uses from the Zoning Code.
2. Reduce fees and processes for applicants.
3. Eliminate redundancies between Chapter 111: Alcoholic beverages and Chapter 155: Zoning.
4. Most on-sale liquor CUPs are for businesses within the RB district.

Action Requested

The Commission is asked to **open the public hearing, receive comments, and close** the public hearing. *It is the policy of the Planning Commission to not take action on an item the evening of the public hearing.* However, if there are no outstanding public comments or questions, and the Planning Commission concurs, staff recommends the following:

Recommend approval of an ordinance amending the Retail Business zoning district to remove on-sale wine and 3.2% liquor as a permitted use in Section 155.156(F), and remove on-sale liquor as a conditional use in Section 155.157(B)

Questions?



ITEM:
MEETING DATE:
SECTION:

6.A.
February 4, 2026
Other Business

| | |
|---|--|
| Description: Review of Upcoming Planning Commission and City Council Meetings and Other Updates | |
| Staff Contact: Breanna Vincent, Department Assistant | Department / Division: Community Development |

Action Requested:
Informational item only.

Summary:

Next Planning Commission Meetings:
Wednesday, February 18, 2026, at 7 p.m.
Applications due by 9 a.m. on Wednesday, January 21, 2026

Wednesday, March 4, 2026, at 7 p.m.
Applications due by 9 a.m. on Wednesday, February 4, 2026

Next City Council Meetings:
Thursday, February 12, 2026, at 7 p.m.
Thursday, February 26, 2026, at 7 p.m.

Background:
N/A

Budget Impact:
N/A

Attachments:

None