

March 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 February 4, 2026, Regular Meeting
4. Annual Business Meeting
 - A. Nominate and Approve Officers
 - B. Approve 2025 Planning Commission Annual Report
5. Public Hearings
 - A. Ace Hardware Conditional Use Permit for a temporary greenhouse at 14760 Pennock Avenue
6. Land Use / Action Items
7. Other Business
 - A. Review of Upcoming Planning Commission and City Council Meetings and Other Updates
8. 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.
March 4, 2026
Consent Agenda

Description: Approve Minutes of February 4, 2026, Regular Meeting	
Staff Contact: Breanna Vincent, Department Assistant	Department / Division: Community Development

Action Requested:

Approve minutes of the regular meeting of February 4, 2026.

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. February 4, 2026 PC Minutes

City of Apple Valley
February 4, 2026, Planning Commission Regular Meeting Minutes

Minutes of the regular meeting of the Planning Commission of Apple Valley, Dakota County, Minnesota, held February 4, 2026, at 7:00 p.m., at the Apple Valley Municipal Center.

Present: Kurtz, Schindler, Mahowald, Prewitt, Hlas

Absent: Scanlan, Sandahl

City staff members present were: City Planner Dill, City Attorney Hills, Planner Stroeing, Department Assistant Vincent.

1. Call to Order

Chair Kurtz called the meeting to order at 7:00 p.m.

2. Approve Agenda

Chair Kurtz asked if there were any changes to the agenda. City Planner Dill stated there were no changes.

Motion: of Schindler, seconded by Mahowald, approving the agenda for tonight’s meeting as presented. Ayes - 5 - Nays - 0.

3. Consent Agenda

Motion: of Schindler, seconded by Hlas, approving the minutes of December 17, 2025, regular meeting. Ayes - 5 - Nays - 0.

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

Chair Kurtz opened the public hearing.

Planner Stroeing provided a brief presentation.

With no comments from commissioners or the public, Chair Kurtz closed the public hearing.

Motion: of Schindler, seconded by Hlas, to recommend approval of a text amendment 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. Ayes - 5 - Nays - 0.

5. Land Use/Action Items

None

6. Other Business

The next Planning Commission meeting is scheduled for Wednesday, February 18, 2026, 7:00 p.m. The next City Council meeting is Thursday, February 12, 2026, at 7:00 p.m. City Planner Dill shared that the Apple Valley Mid-Winter Fest is this Saturday, February 7, 2026.

7. Adjourn

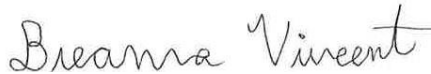
Motion: of Schindler, seconded by Hlas, to adjourn. Ayes - 5 - Nays - 0.

The meeting was adjourned at 7:09 p.m.

Respectfully submitted,

Breanna Vincent, Department Assistant

Approved by the Apple Valley Planning Commission on March 4, 2026.





ITEM:
MEETING DATE:
SECTION:

4.A.
March 4, 2026
Annual Business Meeting

Description: Nominate and Approve Officers	
Staff Contact: Tim Benetti, Community Development Director	Department / Division: Community Development

Action Requested:

Nominate and elect the following officer positions:

1. Chair
2. Vice Chair
3. Secretary

Summary:

In accordance with City Code, the Planning Commission provides for an annual business meeting to be held. At the City Council meeting of February 12, 2026, existing members Kurtz, Schindler, and Hlas, were reappointed for a 3-year term. All other commissioners are serving within their 3-year terms.

The purpose of the annual business meeting is to elect officers for the year and approve the annual report from the previous year.

Background:

N/A

Budget Impact:

N/A

Attachments:

None



ITEM:
MEETING DATE:
SECTION:

4.B.
March 4, 2026
Annual Business Meeting

Description: Approve 2025 Planning Commission Annual Report	
Staff Contact: Tim Benetti, Community Development Director	Department / Division: Community Development

Action Requested:
Approve 2025 Planning Commission Annual Report.

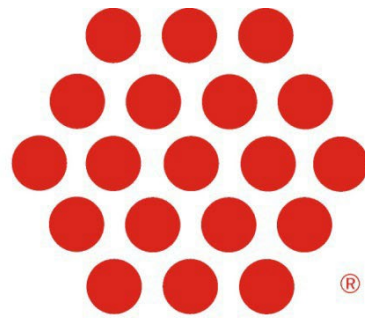
Summary:
The Community Development Department is responsible for the work of the Planning Commission. City ordinance requires that a report of Commission be provided annually representing the work during the preceding year, 2025.

Background:
N/A

Budget Impact:
N/A

- Attachments:**
1. 2025 Planning Commission Annual Report 03-04-2026
 2. Presentation

**APPLE VALLEY
PLANNING COMMISSION**



**Apple
Valley**

2025 ANNUAL REPORT

**Presented
March 4, 2026**

PLANNING COMMISSION

Members of the Apple Valley Planning Commission include:

- Jodi Kurtz, Chair
- Paul Scanlan, Vice-Chair
- David Schindler, Secretary
- Philip Mahowald
- Becky Sandahl
- Jeff Prewitt
- Doug Hlas

The role of the Planning Commission is to make recommendations to the City Council on a variety of land use requests and issues. In 2025, there were 27 land use development applications processed. Staff prepared agendas, agenda packets, and minutes for 15 regularly scheduled Planning Commission meetings; which included 19 public hearings.

The following is a breakout of various land use requests considered by the Planning Commission and/or City Council in 2025:

Land Use Request Type	Number of Requests
Comprehensive Plan Amendments	2
Zoning Ordinance Amendments/Rezoning	9
Conditional Use Permits	3
Subdivision/Preliminary Plats/Final Plats	1
Site Plan Reviews/Building Permit Authorizations	7
Vacations	2
Variances	4
Environmental Reviews(AUAR Update)	0
Interim Use Permits	0
Miscellaneous	0
Sketch Plans	0
TOTAL	27

In some instances, the complexity of some land use requests may include comprehensive plan revisions, re-zonings, zoning amendments, variances and site plan/building permit authorizations on property located in established neighborhoods and may require a different level of analysis during the entitlement process. Changes in these fully developed areas of the City often require multiple meetings for the complete review following considerable time.

CONSTRUCTION OVERVIEW

Key 1 - Service

The Planning Commission reviewed and recommended several development projects to the City Council. As a result, several projects were approved and finalized in the Orchard Place development area, along with new projects and developments at various in-fill sites across the City, including the Downtown District.

For 2025, the City saw an incredible amount of construction activity and increased valuation towards new projects and developments throughout the community. Over 2,178 permits were processed, resulting in over \$240.5 million in valuation, compared to 1,966 permits / \$94 million in 2024 and 3,072 permits / \$125 million in 2023.

In the commercial/industrial/institutional sectors, the City approved seven new buildings or projects (14 total permits), contributing over \$43,500,000 in valuation to the community. Notable among these permits were Les Schwab Tires Center, McDonald's, Skyline Social & Games, Minnesota Zoo (Macaque exhibit), and the added new public structures in Redwood Park, Kelley Park, Hayes Park, and others. Commercial Additions or Renovations also added \$31 million of valuation with 105 permits processed.

For the local ISD-196 school projects, the city reviewed and processed 9 permits, totaling almost \$82 million in valuation. A large contributor to these numbers include the Apple Valley HS Activity Center at \$28 million, Eastview HS Activity Center at \$25.5 million, Scott Highlands MS at \$16 million, Falcon Ridge MS at \$5.5 million, and Valley MS at \$4 million.

On the residential side, the City approved:

- 10 new single-family (detached) homes, with \$6.2 million in new valuation (average value of \$620,000 per unit);
- 15 new townhomes/attached dwelling units, contributing approximately \$4.3 million in new valuation (avg. value \$283,000 per unit).
- Over 2,011 permits for residential additions and alterations, representing more than \$33.2 million in reinvestment.
- Two (2) new apartments were permitted, which included the 75-unit, senior independent living expansion for Presbyterian Homes Orchard Path campus at \$15.8 million in value, along with the 136-unit Orchard Place Apartments by Trident Development at \$25 million in new valuation.

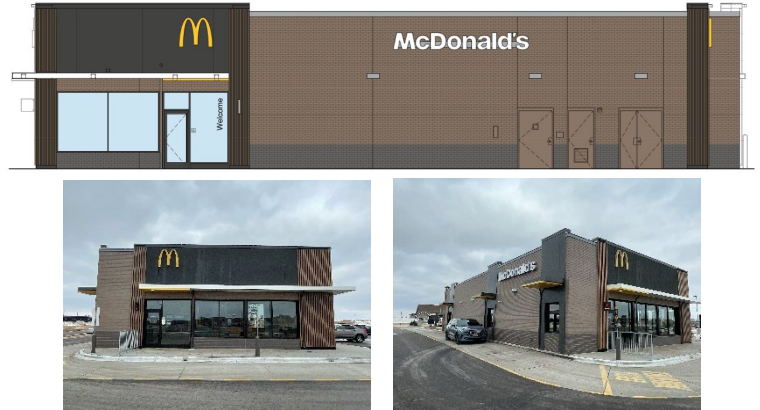
NEW DEVELOPMENT OVERVIEW

COMMERCIAL DEVELOPMENTS

Key 3 - Business Oriented, Key 9 – Successful Downtown

McDonalds 15460 English Ave.

The new casual fast-food restaurant with drive thru service lane next to the new Health Partners Clinic and Chafin Vet Clinic officially opened in November 2025. The public hearing was held on January 15, 2025, and approved by the Planning Commission that same day. The City Council approved it on February 27, 2025.



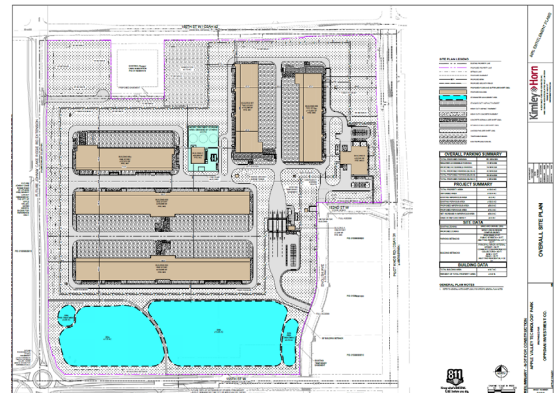
Les Schwab Tire Center 15690 English Ave.

The new 16,000 sq. ft. retail auto accessory store with an indoor service area is nearing completion; scheduled to be opened in February 2026. The public hearing was on February 7, 2024, and the Planning Commission approved it on April 3, 2024. The City Council gave final approval April 25, 2024.



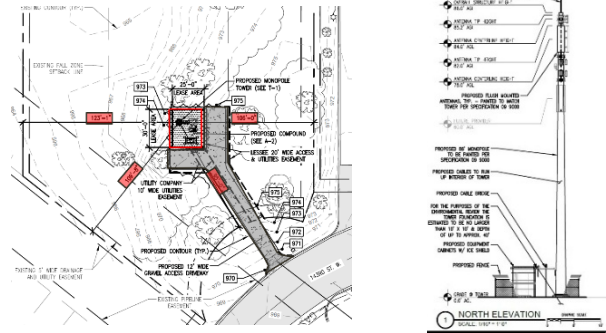
Apple Valley Technology Park at Orchard Place (by Oppidan Development)

The Site Plan and other application related to the proposed large-scale technology park, featuring five data center support buildings and several smaller ancillary structures, is still in review and is subject to a March 31, 2026 review deadline. The Public Hearing was held on February 5, 2025, and is still open for any additional public comments.



**Bethel Assemblies of God Church
14201 Cedar Ave.**

New 86-ft. tall wireless community tower (monopole) and support pad was approved for Verizon Wireless. A public hearing was held on March 5, 2025 and approved by the Planning Commission on March 19, 2025. The City Council gave final approval on April 10, 2025.



**Skyline Social and Games
15555 English Ave.**

New 47,000-sf. indoor casual recreation facility (bowling, duckpins, axe throwing, billiards, bocce, sand volleyball) was approved in April 2025; construction ongoing with expected completion by end of 2026 or early 2027. Skyline Social & Games was reviewed by Planning Commission on April 2, 2025, and approved by City Council on April 24, 2025.



**Apple Valley Village – Cassia
14670 Garrett Ave.**

A new Transition Care Unit (TCU) expansion to the overall Cassia/Apple Valley Health Care Campus was approved in April 2025. Construction is expected to begin mid-2026. Cassia was reviewed on April 16, 2025, where the Planning Commission recommended approval. The City Council reviewed and approved this proposed expansion project on May 8, 2025.



7 Brew Coffee
15440 English Ave.

A new 600-sf. drive thru coffee and specialty soft-drink facility was approved June 2025. Construction is expected to begin Spring 2026, with completion by summer 2026. A public hearing was held on June 18, 2025, and Planning Commission recommended approval that same day. City Council approved on July 10, 2025.



Snap Fitness (former CVS)
15115 Dove Trail

A conditional use permit was approved for extended business or service hours to the new Snap Fitness facility in July 2025. A public hearing was held, and approval recommended by Planning Commission on July 2, 2025. The City Council approved the project on July 24, 2025.



Picklehall
7169 153rd St. W.

A new 66,400 sf. indoor pickleball facility with 18 courts, plus a food/beer hall and limited outdoor recreational spaces was approved July 2025. Construction is underway and is expected to be completed by early 2027. The public hearing was held, and approval recommended by Planning Commission, on July 2, 2025. The City Council approved the project on September 11, 2025.



INSTITUTIONAL PROJECTS

Key 1 – Service, Key 2 – A Great Place to Live , Key 12 - A Community for a Lifetime

- **Kelley Park Project**

New bandshell, pavilion, restrooms, playground, splashpad, and expanded parking. Vacation of former street ROW and drainage and utility easements, and final plat were approved in 2024. Planning Commission reviewed the rezoning, variances, and site plan/building permit authorization on April, 16, 2025, and City Council approved on May 8, 2025.



- **Redwood Park Project**

Redevelopment of the entire park, including a new 5,572 sf. activity center, swimming pool, playground, activity courts and fields, and others. Opening planned for June 2026. Planning Commission reviewed this project on December 18, 2024, and City Council approved it on January 23, 2025.



- **Apple Valley Community and Senior Center- 14601 Hayes Road**

New 10,000 sf. addition with related park and recreation improvements. The Planning Commission reviewed this item on December 17, 2025, and City Council approved the project on February 12, 2026.



- **Apple Valley High School Activity Center**

Approved an 86,621 sq. ft. addition, with construction beginning in June 2025. Planning Commission reviewed this item on December 18, 2024, and was approved by City Council on January 23, 2025.



- **Eastview High School Activity Center**

Approved an 84,700 sq. ft. addition, with construction starting in June 2025. Planning Commission reviewed this item on December 18, 2024, and was approved by City Council on January 23, 2025.



NORTH / EAST ELEVATION



- **Police Operations Building
14325 Flagstaff Ave.**

Construction of a new 25,000 sq. ft. police operations building began in early 2024 and was completed and opened in August 2025. Planning Commission recommended approval of this project on September 20, 2023, and City Council gave approval on October 12, 2023.



- **Cedar Valley Learning Center
14420 Glenda Dr.**

Approved a variance for a secured vestibule entrance; completed in late 2025. This variance was recommended by Planning Commission on Aug. 7, 2024, and approved by City Council on Aug. 22, 2024.



- Christ Church**
12925 Johnny Cake Rdige Rd.
 City approved a setback variance to allow the church to improve and enhance their existing front monument sign. A public hearing was held and approval recommended by the Planning Commission on November 19, 2025. City Council approved it on December 11, 2025.



RESIDENTIAL DEVELOPMENTS

Key 2 – A Great Place to Live; Key 12 – A Community for a Lifetime

Orchard Place Apartments
15665 English Ave.

New 4-story, 135-unit market rate apartment development in Orchard Place was approved April 2025. Construction is ongoing with expected completion by end of 2026 or early 2027.



Orchard Path
5400 157th St. W

Approved a 75-unit continuum of care facility. Construction is expected throughout 2025-2026. Planning Commission recommended approval on November 6, 2024, and City Council approved it on November 26, 2024.



Valley Station Apartments
15584 Gaslight Drive

144 Unit Workforce Housing project was approved July 2025; construction is expected to begin in mid-2026; with project completed by end of 2027. The public hearing was held on July 16, 2025, and Planning Commission recommended approval on August 2, 2025. City Council approved the project on September 25, 2025.



Applewood Pointe – Apple Valley: The 96-unit senior cooperative housing facility is complete and fully occupied; and the seven (7) single-family residential villas are nearing completion. Public hearing was held on April 17, 2024, and the Planning Commission recommended approval on May 1, 2024. City Council gave approval on May 9, 2024.



PLANNING APPLICATION OVERVIEW

Ordinance Amendments / Comprehensive Plan Amendments

Key 1 – Service; Key 3 – Business Oriented

Throughout the course of a regular planning year, Planning Staff will receive several inquiries and requests from property owners, businesses or developers to modify (or amend) certain sections and/or requirements of the City Code, and occasionally, Staff will receive separate requests to amend the 2040 Comprehensive Plan for various reasons or objectives. The year 2025 proved to be another busy and productive year for processing several Code and Comp Plan amendments, which included the following:

- **Rockport, LLC – Comprehensive Plan Amendment**
Owners requested an amendment to the 2040 Comprehensive Plan regarding the Orchard Place Concept Plan (Figure 4.2) and asked to revert land use guidance to the generalized Mixed Business Campus (MBC) Land Use designations and related text revisions contained in the 2040 Plan. The Planning Commission recommended denial of said request at the April 2, 2025 meeting; and City Council affirmed this recommendation by denying the request at the January 22, 2026 meeting.
- **MUBC – Mixed Use Business Campus Zoning District Ordinance**
The City of Apple Valley prepared and amended an amendment to Chapter 155 of the City's zoning code to establish a new "MUBC" (Mixed Use Business Campus) zoning district, which would align with the established "MBC" Mixed Business Campus land use guidance category in the 2040 Comprehensive Plan. The MUBC Ordinance was recommended for approval by the Planning Commission at the February 5, 2025 meeting and affirmed/approved by the City Council at the February 27, 2025 meeting.
- **Ordinance Amendment to Planned Development (PD) No. 975 Impervious Surface Text Amendment**
City considered an ordinance amendment to PD 975 regarding revised regulations for impervious surface coverage for lots 9,999-sf. or less in said district. The Planning Commission recommended approval of the request on May 7, 2025, and the City Council affirmed this action on May 22, 2025.
- **Cannabis Microbusiness Text Amendment**
City considered an ordinance to amend PD 409 and City Code Ordinance No. 155.320 to allow for a new cannabis microbusiness in said PD 409 and allow microbusinesses in planned developments in general. The Planning Commission held a public hearing on April 2, 2025, and recommended denial of the request on May 7, 2025. The City Council affirmed this action on July 10, 2025.
- **Ordinance Amending PD 739 (Picklehall)**
City considered an amendment to PD No. 739 to add and allow for an "indoor commercial recreation use" in said PD District, which was related to the proposed Picklehall Project. The Planning Commission recommended approval on July 2, 2025, and the City Council affirmed this action on September 11, 2025.

- **Ordinance Amendment to PD No. 507 (Valley Station Apartments – Gaslight Site)**
City considered an amendment to PD No. 507, to allow for (i.) reduced setbacks;(ii.) increase the max. units per acre from 16 to 48; (iii.) reduce the minimum square footage of land required per unit from 2,760 sf. to 916 sf.; (iv.) allow coverage to increase from 20% to 30% of the lot; (v.) increase the maximum number of stories from three to five stories and max. height from 45 feet to 60 feet; and (vi.) eliminate the minimum one to three roof pitch requirement to allow for a flat roof – all for the proposed Valley Station Apartments project on the City’s EDA owned Gaslight Site. The public hearing was held on July 16, 2025, and Planning Commission recommended approval on August 2, 2025. City Council approved the project on September 25, 2025.
- **Ordinance Amendment to PD 1144**
City considered a request to amend PD No. 1144 requesting a reduced Rear-yard Setback regulation in said district. The public hearing was held on August 6, 2025, and the Planning Commission approved the amendment the same evening. The City Council affirmed the action on August 14, 2025.
- **Ordinance Amendment to City Code Sect. 155.320**
Planning Staff prepared and presented an ordinance amendment to City Code Sect. 155.320 to address the procedures of measuring setback buffers for cannabis businesses throughout the city. The public hearing was held on August 6, 2025, and the Planning Commission approved the amendment the same evening. The City Council affirmed the action on August 28, 2025.
- **Ordinance Amendment to City Code Sect. 155.397 (Variances)**
Planning Staff prepared and presented an ordinance amendment to City Code Sect. 155.397 (Variances), which now requires all variances that are presented to the City’s Board of Appeals and Adjustments (the Planning Commission) must hold a public hearing, along with the standard procedures for mailed notices to surrounding property owners. The public hearing was held on August 6, 2025, and the Planning Commission approved the amendment the same evening. The City Council affirmed the action on August 28, 2025.
- **Ordinance Amendment to PD No. 290**
City considered a request from a local business owner to exempt a cannabis retailer from the specific use setback buffer requirements set forth in City Code Sect. 155.320. The Planning Commission recommended denial of the request on November 5, 2025, and the City Council affirmed this action on November 25, 2025.
- **Comprehensive Plan Amendment – Lots 1 & 2 of Fraser Addition**
Planning Staff prepared and presented a request to revise (officially amend) current land use guidance on the area generally referred to as Fraser Living Center facility and the adjacent city-owned lot. The amendment called for both lots to be revised from “HD” High Density and “SIHD” Suburban Intensive High Density, respectively to “C” Commercial. The public hearing was held on November 19, 2025, and the Planning Commission recommended approval of the request on December 17, 2025. The City Council affirmed this request on January 8, 2026.

Variations

Key 1 – Service; Key 2 – A Great Place to Live

The variance process is statutory, allowing the Planning Commission to make recommendations on practical difficulties that sometimes occur in the exact enforcement of the City Code. The City reviewed the following variations in 2025.

- **McDonald’s (at Orchard Place) Variance**

The Planning Commission reviewed a request from McDonald’s to reduce the required setback for a Class II restaurant from a residential zone from 1,000 feet to 200 feet. Approval was recommended on January 15, 2025, and the City Council affirmed this action on February 27, 2025

- **Kelley Park Variations**

Planning Commission reviewed several variations as part of the Kelley Park improvements relating to building setbacks for a bandshell structure and pavilion structure, and parking setbacks and gave unanimous approval on April 16, 2025. The City Council affirmed said variations on May 8, 2025.

- **7 Brew Coffee**

Planning Commission reviewed a request from 7 Brew for a variance to allow extended hours of operation for a Class III restaurant from 6:00 a.m. - 11:00 p.m. to 5:30 a.m. – 11:00 p.m. and gave unanimous recommendation of approval on June 18, 2025. The City Council subsequently approved said variance on July 10, 2025.

- **Christ Church Sign Setback Variance**

Planning Commission reviewed a request for a 5’ setback variance for a ground sign and gave unanimous recommendation of approval on November 19, 2025. The City Council subsequently approved said variance on December 11, 2025.

ECONOMIC DEVELOPMENT & COMMUNITY ENGAGEMENT INITIATIVES

Key 1 – Service; Key 3 – Business Oriented

2025 proved to be another eventful and productive year for new businesses opening or relocating to the community. In partnership with the Apple Valley Chamber of Commerce, the City participated or assisted with over seventeen (17) ribbon cutting events, plus four (4) groundbreaking events, which included the following:

Business	Address	Ceremony Date
Berry Sweet Kitchen	14638 Cedar Ave.	01/06/2025
Constellation Coffee	14800 Galaxie Ave.	03/06/2025
Tono's Pizzeria + Cheesesteaks	7394 153 rd St. W.	03/08/2025
Urban Air	7370 153 rd St. W.	03/22/2025
Nordstrom Rack	14910 Florence Trail,	04/03/2025
Apple Valley Chamber of Commerce	14800 Galaxie Ave.	05/20/2025
Hayes Park (<i>Groundbreaking</i>)	14601 Hayes Rd.	05/22/2025
Bliss Homes	5708 Upper 147 th St. W.	06/07/2025
Orchard Path (<i>Groundbreaking</i>)	5400 157th St W	06/12/2025
EXP Pemberton Realty	14800 Galaxie Ave.	06/13/2025
Livea	14800 Galaxie Ave.	06/04/2025
Abyssinia Market	207 Co. Rd. 42	07/10/2025
La Michoacana	14638 Cedar Ave	07/12/2025
McDonald's (<i>Groundbreaking</i>)	15460 English Ave.	07/15/2025
Spice Village	7520 149 th St. W.	07/17/2025
AV Police Operations Building	14325 Flagstaff Ave.	08/05/2025
Carnelia Health	7300 147 th St. W.	08/07/2025
Orchard Place Apartments (<i>Groundbreaking</i>)	15665 English Ave.	10/29/2025
Brick & Bourbon Restaurant	14883 Florence Trail	11/06/2025
Hello Loveday	15678 Pilot Knob Rd.	11/13/2025
Lifeworks Services Inc.	14655 Evendale Way	12/18/2025

Other new businesses to the City included Sharkey's Cuts for Kids at 15594 Pilot Kob Rd.; Bogibox Golf at 6950 146th St W.; O'Reilly Auto Store (*relocated to the former Best Buy space*) at 15300 Cedar Ave.; Café de Paris at 15322 Galaxie Ave.; Boost Mobile at 15300 Cedar Ave.; Serious Sanji at 7625 148th St. W.; Snap Fitness at 15115 Dove Trail; and the recently announced Crunch Fitness at 7552 150th St. W. (*former JoAnn's Fabrics space*).

WELCOME TO OUR NEW BUSINESSES



Open-to-Business (OTB) Program

Key 1 – Service; Key 3 – Business Oriented

- For Dakota County, OTB professionals served approximately **175** businesses, and provided over **1,375 hours** of technical assistance (i.e. meetings, providing resources, client calls, client deliverables, and loan packaging) and **812** Programming Hours (i.e. city initiatives, program outreach, events, city meetings, research, general inquiries).
- Advised 26 Apple Valley businesses, along with 17 residents inquiring or seeking OTB's assistance with various businesses or uses, including:
 - *Gift boutique store*
 - *Retail convenience store*
 - *Breakfast café*
 - *Sambusa / Samosa restaurant*
 - *Product manufacturing*
 - *Recreation Equipment Rental and Sales, and others*
- OTB provided up to \$485,000 in direct loans or grants, and helped secure a loan for \$50,000 for one Apple Valley business (the new *Hello Loveday*)

Greater MSP

Key 1 – Service; Key 3 – Business Oriented

The City's Economic Development Authority (EDA) collaborates with Dakota County, Minnesota Department of Employment and Economic Development (DEED) and other regional partners through Greater MSP to attract businesses and workers at the regional, national, and global levels. Greater MSP consists of 16 City Members plus nine County members and serves as the region's primary economic development organization, and provides marketing, data, and technical and financial assistance to its members.

Greater MSP also provides its government unit members with opportunities to submit community information (facts, figures, utilities, infrastructure capabilities, etc.) and highlight sites available for future development. This information is typically relayed to the City through "Requests for Information" (RFI) packages received from businesses looking to expand, relocate, or develop within the region.

In 2025, Apple Valley:

- Received several RFI requests
- Evaluated eight development proposals
- Responded to/submitted information for five proposals

Through this process, Apple Valley secured one new manufacturing company (Bergari Solutions) as a potential addition to the community in the Johnny Cake Business Center facility.

Redevelopment Investment Grant (RIG)

The City received a \$25,000 RIG grant from the Dakota County CDA to help fund an initial water utility expansion plan and study for the Time Square Shopping Mall property, completed in July 2025.

City staff continues to work with the mall ownership group to secure an additional RIG grant to assist in funding the actual utility expansion project, which may also benefit surrounding commercial properties.

Opportunity Sites

- **The Gaslight Site - 7100 147th St. W.**

City entered into a purchase agreement with Real Estate Equities to acquire and develop the 3.1 acre, EDA-owned site known as “The Gaslight Site” for \$2,125,000. Full entitlement of the proposed 144-unit workforce housing apartment project was completed in 2025; and is expected to begin construction in spring 2026 and completed by late 2027.

- **The Central Village West Site - 7169 153rd St. W.**

City entered into a purchase agreement with Markid Properties II to acquire and develop the 3.7 acre City-owned property generally identified as “The Central Village West Site” (a/k/a “The 866 Site”) for \$2,250,000. Full entitlement of the proposed 56,500 sf. indoor pickleball and food hall concept project – to be known as “Picklehall” was approved in mid-2025, with construction currently underway and expected completion by early 2027.

- **The Fraser Lot - NW corner of CR 42 & 147th St. W.**

City entered into a purchase agreement for \$825,000 with Northland Real Estate Group to purchase and develop the vacant, 1.21 acre city-owned parcel next to the Fraser Apple Grove Court independent living facility at 8005 147th St. W.

Initial plans for a commercial daycare center did not proceed, and subsequent commercial concepts also did not materialize. The City has since terminated the purchase agreement and intends to re-market the site for sale and development in 2026 or later.

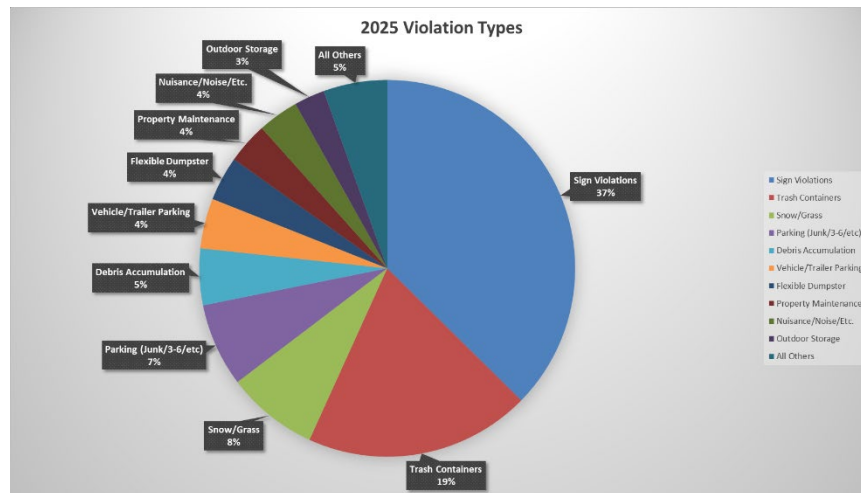
- **The Education Building (*former Apple Valley City Hall*) – 14200 Cedar Ave.**

The City completed an appraisal in late 2025 on the city-owned and managed Education Building (old City Hall) property; and is exploring the opportunity to market and sell the property to a new owner/user group, or for complete redevelopment.

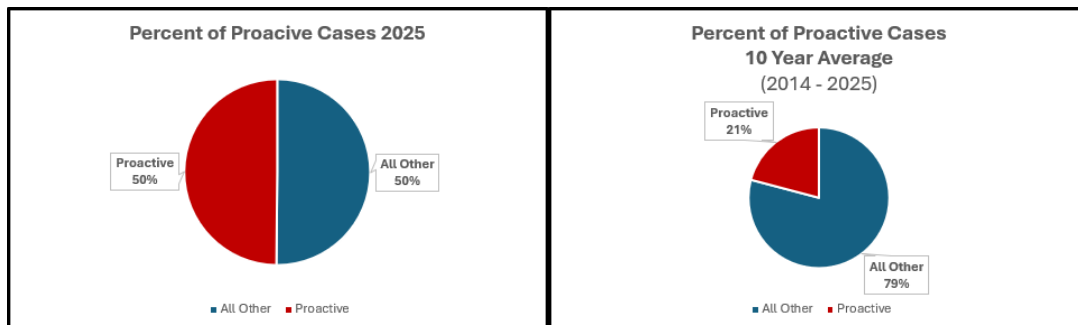
Code Compliance Activities

Key 1 – Service, Key 2 – A Great Place to Live , Key 12 - A Community for a Lifetime

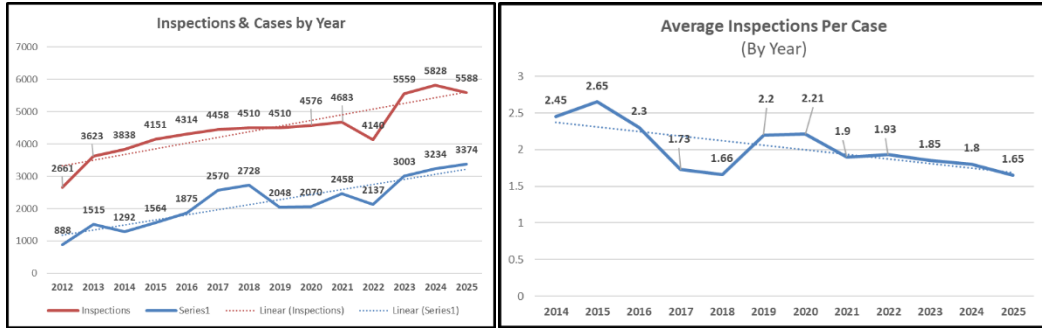
In 2025 Code Compliance Staff responded to over **3,374** cases, which represents the greatest number of cases on recent record. The largest contributing factor was the volume of right-of-way signs collected throughout the year, totaling more than 1,434 signs. Enforcement in this category is typically proactive. A breakdown of violation types observed in 2025 is provided below:



For 2025, a total of **5,588** inspections were completed; and of these **648** were on vacant properties. The pie charts below illustrate the percent of Proactive cases vs all others over the past year and as an average over the past 10 years:

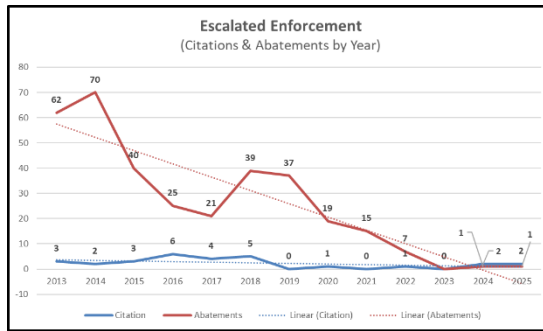


The percentage of proactive cases accounted for roughly half of all cases in 2025. This metric has steadily increased each year but has historically been much lower. Additional contributing factors include enforcement related to dumpsters, shopping carts, basketball hoops, and other right-of-way violations typically addressed proactively.



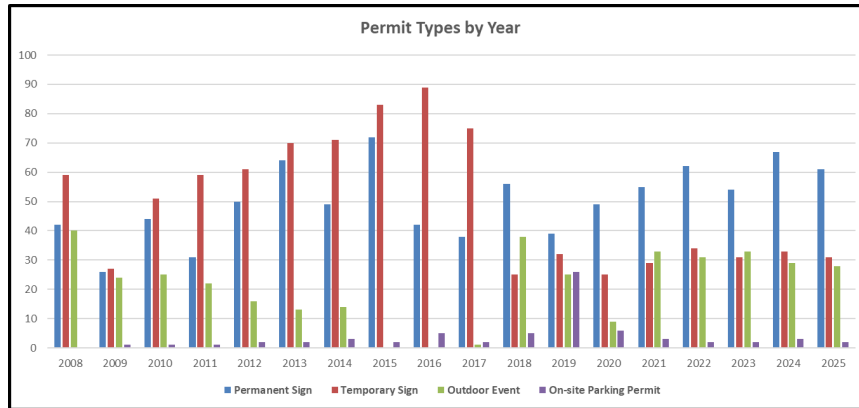
In 2025, Code Staff observed and monitored **37** new vacant properties, and **48** previously (monitored) vacant properties were noted to have become re-occupied, thus representing a net loss of **11** vacant properties for 2025. The total number of vacant properties now stands at **56**.

Staff, in cooperation with our City Attorney’s office, issued two (2) citations and provided one (1) court-ordered abatement of a property.



Permits Issued for 2025 included the following:

- Permanent Sign – **61**
- Temporary Sign – **31**
- Special Promotion – **28**
- Residential Parking – **2**



COMMUNITY DEVELOPMENT STAFF NEWS

- **Alex Sharpe** resigned as City Planner in February 2025 and is now the Community Development Director for the City of Wayzata.
- **Carter Hayes** was hired as Planner in April 2025.
- **Terri Dill** was hired as City Planner in April 2025.
- **Sydnee Stroeing** was promoted from Associate Planner to Planner in December 2025.
- **Amber Newport** was hired as Division/Department Specialist in September 2025, replacing former Department Specialist Mary Klein, who retired in July 2025 after 4 years of service.



Carter Hayes
Planner



Terri Dill
City Planner



Sydnee Stroeing
Planner



Amber Newport
Div./Dept. Specialist

Thank you to the Apple Valley City Council, the Apple Valley Planning Commission, the entire Community Development Department staff, and all City of Apple Valley departments for your continued collaboration, professionalism, and commitment to thoughtful growth and responsible planning throughout 2025.

On behalf of the entire Community Development Department, we look forward to building upon this momentum in 2026 and continuing the important work of guiding and shaping the successful future of Apple Valley.

Respectfully submitted,



Tim Benetti
Community Development Director City of
Apple Valley, MN

03/04/2026

2025
Apple Valley
Planning Commission
Annual Report

Presented at the
March 4, 2026
Planning Commission Meeting

Planning Commissioners for 2025

1. **Jodi Kurtz, Chair**
2. **Paul Scanlan, Vice-Chair**
3. **David Schindler, Secretary**
4. **Philip Mahowald**
5. **Becky Sandahl**
6. **Jeff Prewitt**
7. **Doug Hlas**

Planning Applications Processed in 2025

APPLICATION TYPES	NUMBER
Comprehensive Plan Amendments	2
Zoning Ordinance Amendments/Rezoning	9
Conditional Use Permits	3
Subdivision/Preliminary Plats/Final Plats	1
Site Plan Reviews/Building Permit Authorizations	7
Vacations	2
Variances	4
Environmental Reviews(AUAR Update)	0
Interim Use Permits	0
Miscellaneous	0
Sketch Plans	0
Total	27

New Commercial Developments....

McDonalds

15460 English Ave.

- Public hearing Jan. 15, 2025
- Recommended for approval by PC
- City Council approval February 27, 2025
- Opened Nov. 2025



Les Schwab Tire Center

15690 English Ave.

- 16,000 sq. ft. retail auto accessory store with an indoor service area
- Public hearing February 7, 2024,
- Planning Commission recommended approval April 3, 2024.
- City Council approved April 25, 2024.
- Scheduled for ribbon cutting/grand opening Fri. March 13th



Skyline Social and Games

15555 English Ave.

- 47,000-sf. indoor casual recreation facility w/ bowling, duckpins, axe throwing, billiards, bocce, sand volleyball
- Planning Commission review April 2, 2025
- City Council approval April 24, 2025
- Scheduled to be opened late 2026 or early 2027.



Apple Valley Village – Cassia

14670 Garrett Ave.

- New Transition Care Unit (TCU) expansion to the overall Cassia/Apple Valley Health Care Campus
- Presented to PC April 16, 2025; recommended for approval
- City Council reviewed and approved May 8, 2025
- Construction expected to begin mid-2026



7 Brew Coffee



Picklehall

7169 153rd St. W.

- New 66,400 sf. indoor pickleball facility with 18 courts, plus a food/beer hall and limited outdoor recreational spaces
- Public hearing held by PC on July 12, 2025; recommendation for approval
- City Council approved project on September 11, 2025.
- Construction is underway and is expected to be completed by early 2027.



New Public or Institutional Developments....

Kelley Park

- ❑ New bandshell, pavilion, restrooms, playground, splashpad, and expanded parking.
- ❑ Vacation of former street ROW and drainage and utility easements, and final plat approved in 2024.
- ❑ Planning Commission reviewed the rezoning, variances, and site plan/building permit authorization on April, 16, 2025
- ❑ City Council approved on May 8, 2025.





Apple Valley Community and Senior Center



Apple Valley High School Activity Center

- 86,621 sq. ft. addition
- Planning Commission reviewed December 18, 2024
- City Council approved January 23, 2025
- Construction beginning in June 2025



Eastview High School Activity Center

- ❑ 84,700 sq. ft. addition
- ❑ Planning Commission reviewed December 18, 2024
- ❑ City Council approved January 23, 2025
- ❑ Construction starting in June 2025.



Police Operations Building



Cedar Valley Learning Center

14325 Flagstaff Avenue

- Approved a variance for secured vestibule entrance
- Variance recommended approval by Planning Commission on Aug. 7,
- City Council approved A 22, 2024.
- Project completed late



New Housing or Residential Developments....

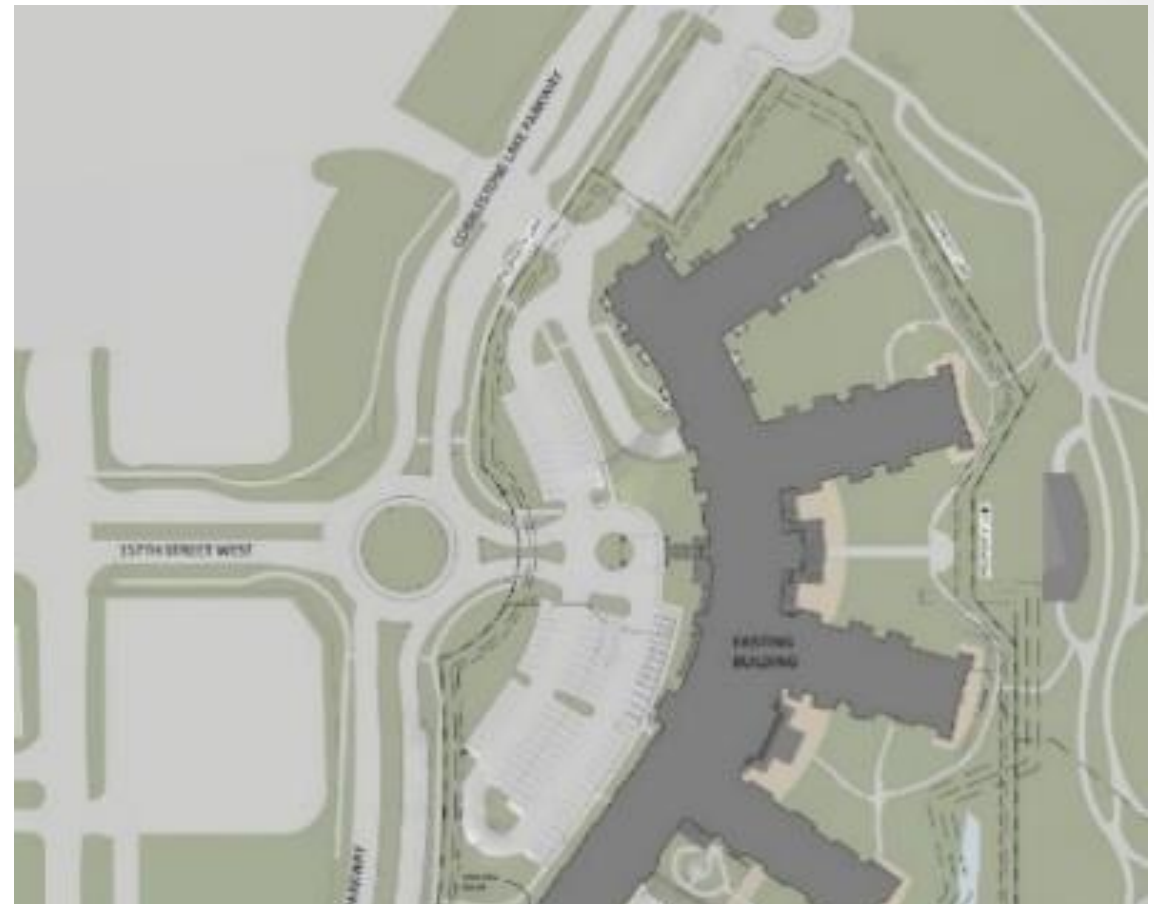
Orchard Place Apartments



Orchard Path

5400 157th St. W

- ❑ New 75-unit continuum of care facility
- ❑ Construction is expected throughout 2025-2026
- ❑ Planning Commission recommended approval on November 6, 2024
- ❑ City Council approved November 26, 2024



Valley Station Apartments

15584 Gaslight Dr Apple Valley, MN 55124

08/07/2025

#24455



Variations Considered

❑ **McDonald's (at Orchard Place)**

- Variance to reduce the setbacks for a Class II restaurant from a residential zone from 1,000' to 200'
- PC recommended approval on January 15, 2025; Council approved on February 27, 2025

❑ **Kelley Park**

- Several variations as part of the Kelley Park improvements relating to building setbacks (bandshell and pavilion structure) and parking setbacks.
- PC recommended approval on April 16, 2025; Council approved on May 8, 2025.

❑ **7 Brew Coffee**

- Variance to allow extended hours of operation for a Class III restaurant from 6:00 a.m. - 11:00 p.m. to 5:30 a.m. – 11:00 p.m.
- PC recommended approval on June 18, 2025; Council approved on July 10, 2025.

❑ **Christ Church- Sign Setback**

- Variance for 5' setback towards a ground sign.
- PC recommended approval on November 19, 2025; Council approved on December 11, 2025.

Comp Plan / Ordinance Amendments

❑ **Rockport, LLC – Comprehensive Plan Amendment**

- Owners requested an amendment to the 2040 Comprehensive Plan regarding the Orchard Place Concept Plan (Figure 4.2).
- Planning Commission recommended denial on April 2, 2025; City Council affirmed by denying CPA on January 22, 2026.

❑ **MUBC – Mixed Use Business Campus Zoning District Ordinance**

- City of Apple Valley prepared and amended an amendment to Chapter 155 of the City's zoning code to establish a new "MUBC" (Mixed Use Business Campus) zoning district, which would align with the established "MBC" Mixed Business Campus land use guidance category in the 2040 Comprehensive Plan.
- Planning Commission recommended approval on February 5, 2025; affirmed/approved by City Council on February 27, 2025.

❑ **Ordinance Amendment to Planned Development (PD) No. 975 Impervious Surface Text Amendment**

- Amendment to PD 975 regarding revised regulations for impervious surface coverage for lots 9,999-sf. or less in said district.
- Planning Commission recommended approval on May 7, 2025; Council affirmed/approved on May 22, 2025.

Comp Plan / Ordinance Amendments

❑ **Cannabis Microbusiness Text Amendment**

- Amend PD 409 and City Code Ord. 155.320 to allow for a new cannabis microbusiness in PD 409 and allow microbusinesses in planned developments in general;
- Planning Commission held hearing on April 2, 2025; recommended denial on May 7, 2025; and Council affirmed on July 10, 2025.

❑ **Ordinance Amending PD 739 (*Picklehall*)**

- Amendment to PD No. 739 to add and allow for an “indoor commercial recreation use” in said PD District, which was related to the proposed Picklehall Project.
- Planning Commission recommended approval on July 2, 2025; Council affirmed September 11, 2025.

❑ **Ordinance Amendment to PD No. 507 (*Valley Station Apartments – Gaslight Site*)**

- Amendment to PD No. 507, to allow for (i.) reduced setbacks;(ii.) increase the max. units per acre from 16 to 48; (iii.) reduce the minimum square footage of land required per unit from 2,760 sf. to 916 sf.; (iv.) allow coverage to increase from 20% to 30% of the lot; (v.) increase the maximum number of stories from three to five stories and max. height from 45 feet to 60 feet; and (vi.) eliminate the minimum one to three roof pitch requirement to allow for a flat roof – all for the proposed Valley Station Apartments project on the City’s EDA owned Gaslight Site.
- PC holds hearing on July 16, 2025; PC recommended approval on August 2, 2025; City Council approved September 25, 2025.

Comp Plan / Ordinance Amendments

❑ **Ordinance Amendment to PD 1144**

- City considered a request to amend PD No. 1144 requesting a reduced Rear-yard Setback regulation in said district.
- PC conducts hearing and recommends approval on August 6, 2025; City Council affirmed/approved on August 14, 2025.

❑ **Ordinance Amendment to City Code Sect. 155.320**

- Planning Staff prepared and presented an ordinance amendment to City Code Sect. 155.320 to address the procedures of measuring setback buffers for cannabis businesses throughout the city.
- PC conducts hearing and recommends approval on August 6, 2025; City Council affirmed/approved on August 28, 2025.

❑ **Ordinance Amendment to City Code Sect. 155.397 (*Variances*)**

- Planning Staff prepared and presented an ordinance amendment to City Code Sect. 155.397 (*Variances*), which now requires all variances that are presented to the City's Board of Appeals and Adjustments (the Planning Commission) must hold a public hearing, along with the standard procedures for mailed notices to surrounding property owners.
- PC holds hearing and recommends approval on August 6, 2025; City Council affirmed/approved on August 28, 2025.

Comp Plan / Ordinance Amendments

❑ **Ordinance Amendment to PD No. 290**

- Request to exempt a cannabis retailer from the specific use setback buffer requirements set forth in City Code Sect. 155.320.
- Planning Commission recommended denial of the request on November 5, 2025; City Council affirmed this action on November 25, 2025.

❑ **Comprehensive Plan Amendment – Lots 1 & 2 of Fraser Addition**

- Planning Staff prepared and presented a request to revise (officially amend) current land use guidance on the area generally referred to as Fraser Living Center facility and the adjacent city-owned lot.
- Amendment to revise from “HD” High Density and “SIHD” Suburban Intensive High Density, respectively to “C” Commercial.
- PC conducts public hearing on November 19, 2025; PC recommended approval on December 17, 2025; City Council affirmed/approved this amendment on January 8, 2026.

Permit Activities

COMMERCIAL AND INDUSTRIAL

- ❑ Seven (7) new buildings or projects contributing over **\$43,500,000** in valuation
 - ❖ *Les Schwab Tires Center*
 - ❖ *McDonald's*
 - ❖ *Skyline Social & Games*
 - ❖ *Minnesota Zoo (Macaque exhibit),*
 - ❖ *Redwood Park, Kelley Park, Hayes Park, and others.*

- ❑ Commercial Additions or Renovations (105 permits) added **\$31 million** of valuation

INSTITUTIONAL

- ❑ *ISD-196 Projects - City reviewed and processed 9 permits, totaling almost **\$82 million** in valuation.*
- ❑ *Apple Valley HS Activity Center at \$28 million, Eastview HS Activity Center at \$25.5 million, Scott Highlands MS at \$16 million, Falcon Ridge MS at \$5.5 million, and Valley MS at \$4 million.*

Permit Activities

RESIDENTIAL

- 10 new single-family (detached) homes, with **\$6.2 million** in new valuation (average value of \$620,000 per unit);
- 15 new townhomes/attached dwelling units, contributing approximately **\$4.3 million** in new valuation (avg. value \$283,000 per unit).
- Over 2,011 permits for residential additions and alterations, representing more than **\$33.2 million** in reinvestment.
- Two (2) new apartments were permitted, which included the 75-unit, senior independent living expansion for Presbyterian Homes Orchard Path campus at **\$15.8 million** in value, along with the 136-unit Orchard Place Apartments by Trident Development at **\$25 million** in new valuation.

Ceremonials / Misc.

- Over 17 ribbon cutting events, plus 4 groundbreaking events
- Berry Sweet Kitchen, Constellation Coffee, Tono's Pizzeria + Cheesesteaks, Urban Air, Nordstrom Rack, Bliss Homes, Orchard Path, EXP Pemberton Realty, Livea, Abyssinia Market, La Michoacana, McDonald's, Spice Village, AV Police Operations Building, Carnelia Health, Orchard Place Apartments, Brick & Bourbon Restaurant, Hello Loveday, Lifeworks Services Inc.
- Other new businesses included Sharkey's Cuts for Kids, Bogibox Golf, O'Reilly Auto Store, Café de Paris, Boost Mobile, Serious Sanji, Snap Fitness, and soon to be opened Crunch Fitness



WELCOME TO OUR NEW BUSINESSES



Staffing News

❑ **Alex Sharpe** resigned as City Planner February 2025.

❑ **Carter Hayes** was hired as Planner in April 2025.



❑ **Terri Dill** was hired as City Planner in April 2025.



❑ **Sydnee Stroeing** was promoted to Planner in December 2025.



Recommended Action

By simple motion – Accept and Approve the 2025 Planning Commission Annual Report and authorize City Staff to present said report to the City Council.

QUESTIONS?



ITEM:
MEETING DATE:
SECTION:

5.A.
March 4, 2026
Public Hearings

Description: Ace Hardware Conditional Use Permit for a temporary greenhouse at 14760 Pennock Avenue	
Staff Contact: Carter Hayes, 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 to not take action on an item the night of its public hearing. However, if there are no outstanding public comments or questions, and the Planning Commission concurs, staff recommends the following action:

Recommend approval of a Conditional Use Permit for Niemann Ace Hardware outdoor display and sales area and attaching conditions thereto.

Summary:

The applicant, Niemann Ace Hardware, is requesting approval of a Conditional Use Permit for a temporary outdoor display and sales area located at 14760 Pennock Avenue. The proposal includes the seasonal installation of a 630 square foot greenhouse measuring 21 feet by 30 feet, to be erected and operated annually from April 1 through July 31. The subject property is zoned Retail Business, where outdoor display and sales are allowed as a conditional use pursuant to Section 155.157(A) of the Zoning Code.

The site plan depicts the proposed greenhouse location on the east side of the parking lot, where it would temporarily occupy eight parking spaces. The reduction in parking remains compliant with the minimum required parking for the business. The outdoor display and sales area will be delineated by temporary cedar split rail fencing enclosing the greenhouse structure. All product display will occur within the delineated fenced area.

Staff has prepared the following conditions addressing the time, place, and manner of the proposed outdoor display and sales area. These conditions, amongst others, are also included in the draft City Council resolution.

- The placement of the greenhouse and all products displayed in and around the greenhouse shall be in the location as depicted in the approved site plan, dated February 19, 2026, and attached hereto as Exhibit A.
- All permits required by the Minnesota State Building Code and Fire Code shall be obtained prior to installation and operation of the greenhouse or outdoor display and sales, and be

maintained in compliance with all building codes, fire codes, and other applicable regulations.

- The use of the outdoor display and sales area is limited to the seasonal period of April 1 through July 31 annually. All structures and products must be completely removed by August 5th each year.
- The temporary greenhouse may be used only for the display and sale of plants, flowers, seeds, and other garden-related materials. No other merchandise or goods shall be displayed, stored, or sold within the area.
- Temporary cedar split rail fencing shall be installed to delineate the outdoor display and sales area as depicted in Exhibit A.
- All goods and products must be contained within the delineated fenced area.
- No product, including the delineating fence itself, shall encroach onto any drive aisles.
- No signage shall be placed on the greenhouse structure or any fences on the property.
- Operations shall be conducted so that products are kept in neat, organized rows and the premises are kept free of trash and other debris. No pallets shall be used for display purposes.
- No outdoor public address (P.A.) system shall be allowed.

Background:

On November 20th, 2001, Ace Hardware obtained approval of a Conditional Use Permit for outdoor display and sales. That approval limited the display area to the front of the store and required it to be enclosed by a decorative fence. Because the proposed temporary greenhouse would be located in a different area of the site and would not comply with the location restrictions of the existing permit, a new Conditional Use Permit is required.

As part of the current request, staff has drafted a condition stating that all terms and conditions of any previously approved Conditional Use Permits for the property must continue to be complied with and remain in full force and effect.

Budget Impact:

N/A

Attachments:

1. Resolution
2. Site Plan
3. Location Map
4. Zoning Map
5. Applicant Narrative
6. Presentation

City of Apple Valley
Resolution No. 2026-

A Resolution approving a Conditional Use Permit for Niemann Ace Hardware Outdoor Display and Sales Area and Attaching Conditions Thereto

Whereas, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted Title XV, Chapter 155 of the City Code of Ordinances, governing zoning regulations to control land uses throughout the City; and

Whereas, Section 155.157(A) of the City Code allows outdoor display and sales as a conditional use within the “RB” (Retail Business) zoning district, provided specific performance standards are met; and

Whereas, Niemann Ace Hardware has submitted an application for a Conditional Use Permit to allow an outdoor display and sales area for a temporary greenhouse on property legally described as Lot 2, Block 1 Valley Commercial Park 1st Addition (“Property”); and

Whereas, a public hearing by the Planning Commission on March 4th, 2026, was held for the Conditional Use Permit application; and

Whereas, the Planning Commission recommended approval of the Conditional Use Permit application, subject to certain conditions, on March 4th, 2026.

Now, therefore, be it resolved, by the City Council of the City of Apple Valley, Dakota County, Minnesota, that a Conditional Use Permit to allow an outdoor display and sales area for a temporary greenhouse on the Property is approved, subject to the following conditions:

1. The Conditional Use Permit shall apply to property legally described as:

Lot 2, Block 1, Valley Commercial Park 1st Addition

2. All conditions of any previously approved conditional use permit for the property must be complied with and remain in full effect.
3. The placement of the greenhouse and all products displayed in and around the greenhouse shall be in the location as depicted in the approved site plan, dated February 19, 2026, and attached hereto as Exhibit A.

4. All permits required by the Minnesota State Building Code and Fire Code shall be obtained prior to installation and operation of the greenhouse or outdoor display and sales, and be maintained in compliance with all building codes, fire codes, and other applicable regulations.
5. The use of the outdoor display and sales area is limited to the seasonal period of April 1 through July 31 annually. All structures and products must be completely removed by August 5th of each year.
6. The temporary greenhouse may be used only for the display and sale of plants, flowers, seeds, and other garden-related materials. No other merchandise or goods shall be displayed, stored, or sold within the area.
7. Temporary cedar split rail fencing shall be installed to delineate the outdoor display and sales area as depicted in Exhibit A.
8. All goods and products must be contained within the delineated fenced area.
9. No product, including the delineating fence itself, shall encroach onto any drive aisles.
10. No signage shall be placed on the greenhouse structure or any fences on the property.
11. Operations shall be conducted so that products are kept in neat, organized rows and the greenhouse and display area are kept free of trash and other debris. No pallets shall be used for display purposes.
12. No outdoor public address (P.A.) system shall be allowed.
13. The Conditional Use Permit shall be recorded against the property with the Dakota County Recorder's Office.
14. The Conditional Use Permit may be revoked for cause if the terms of conditions 2-14 are not adhered to.

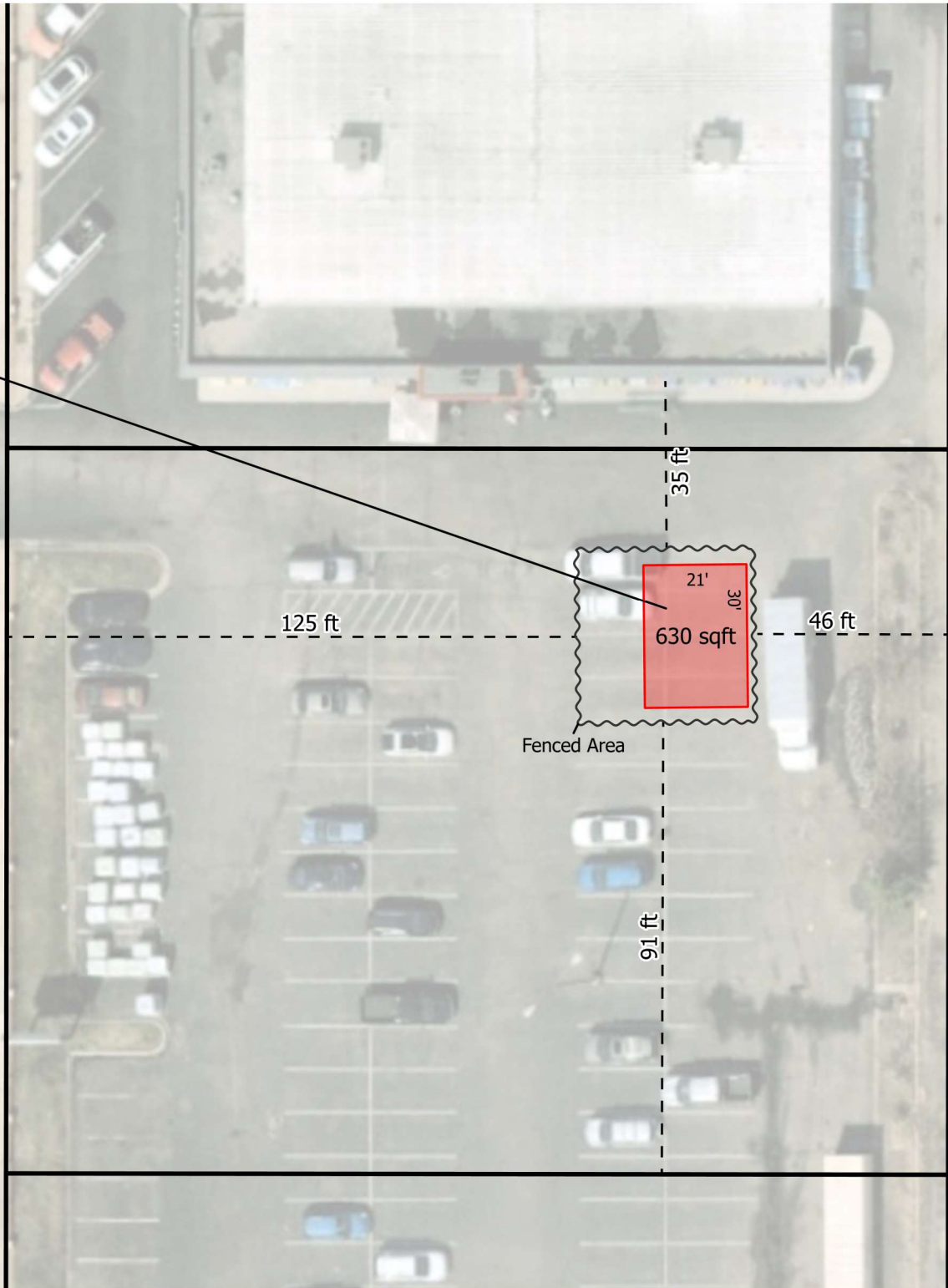
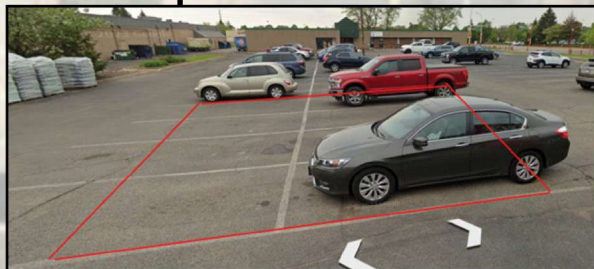
Adopted _____.

Clint Hooppaw, Mayor

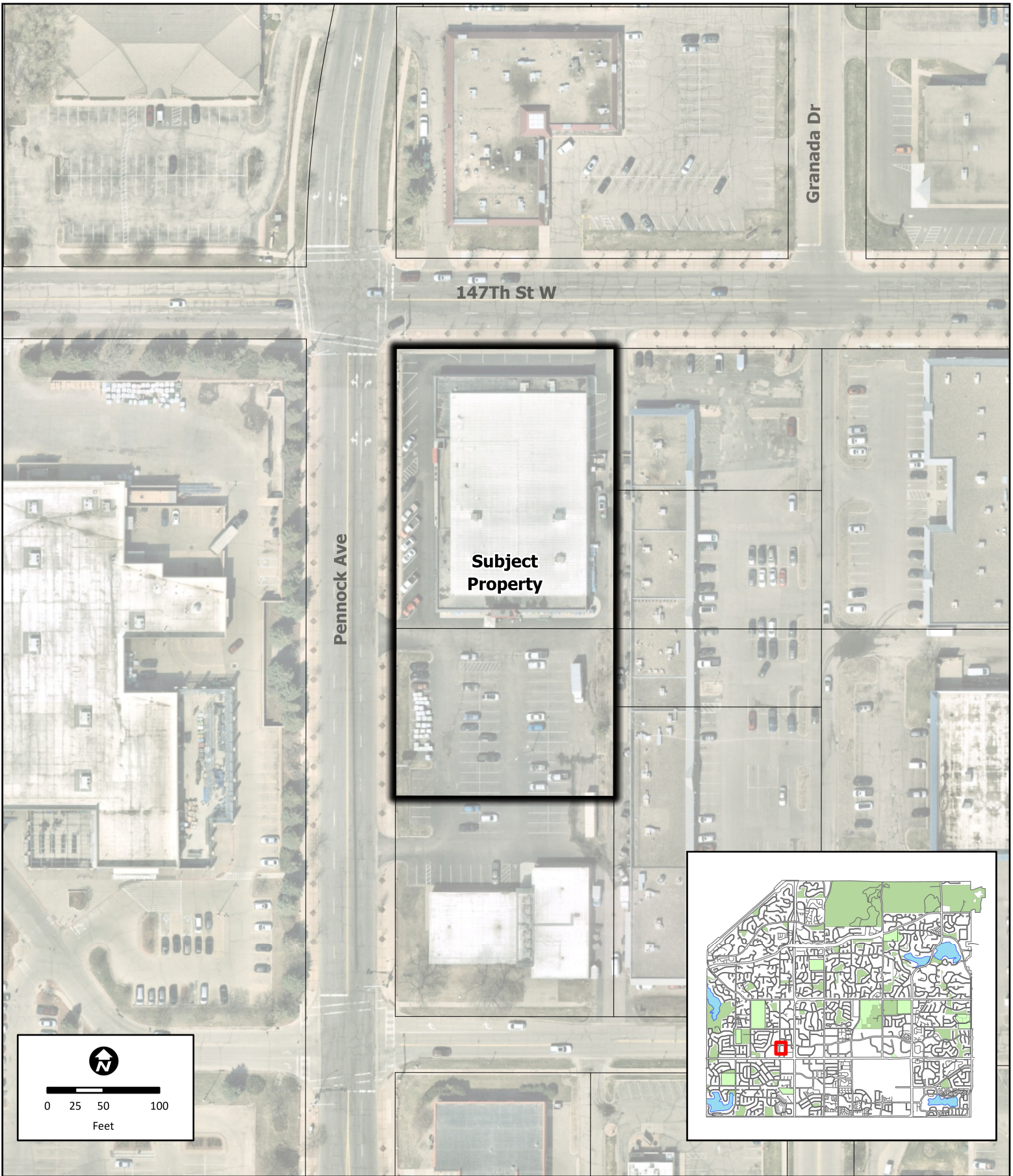
Attest:

Christina M. Scipioni, City Clerk

DRAFT



PENNOCK AVE



Location Map

City of Apple Valley

14760 Pennock Avenue

PD-341-4

Granada Dr

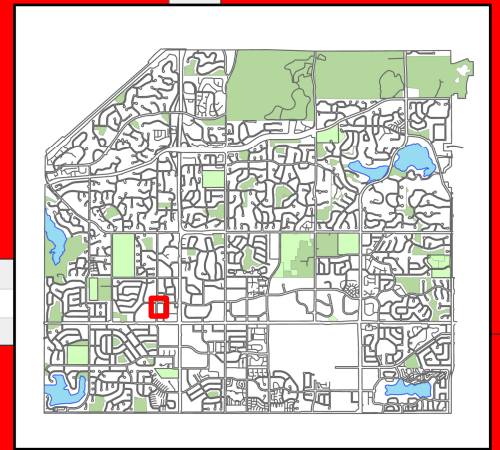
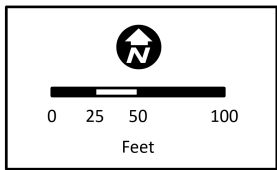
147Th St W

RB

**Subject
Property**

Pennock Ave

PD-341-4



Zoning Map

City of Apple Valley

14760 Pennock Avenue

Carter,

Niemann Ace Hardware respectfully requests approval to install a temporary, seasonal retail greenhouse structure each year at our store located at 14760 Pennock Ave.

We propose placement of the temporary greenhouse on the east side of the parking lot, as outlined in the red box within the attached site plan. The structure measures 21' W x 30' L x 11' 6" H and would occupy eight parking stalls. It will be secured using counterbalance and 12" anchoring stakes into the asphalt surface.

The structure would be installed on or after April 1st and removed no later than July 30th each year. The proposed location will not obstruct fire lanes, ADA pathways, or pedestrian routes. No hazardous materials will be stored or used inside the structure.

Clearances from property boundaries and the building are as follows:

- 46 ft. from the east property line
- 125 ft. from the west property line
- 35 ft. from the front of the building
- 91 ft. from the south property line

The image below shows the Garden Mart retail greenhouse structure we utilize, supplied by Poly-Tex.

Thank you for reviewing this temporary use request. Please let me know if you need any additional information.

Ross Grunwald
Director of Procurement & Merchandising
Niemann Ace

[REDACTED]

[REDACTED]



Ace Hardware Outdoor Display and Sales Conditional Use Permit

Planning Commission

Date: March 4th, 2026

Action Requested

1. 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 same night as it's public hearing, however, if there are no outstanding comments, and the Planning Commission concurs, staff recommends the following action:

Recommend approval of a conditional use permit for Niemann Ace Hardware outdoor display and sales area and attaching conditions thereto.

Applicant Request

- The applicant is requesting a temporary outdoor display and sales area from April 1 to July 31 annually.
- The purpose of the request is to construct a 630 sq. ft. temporary greenhouse for seasonal plant and garden sales.



Polytex Garden Mart 21' x 30'

Site Location

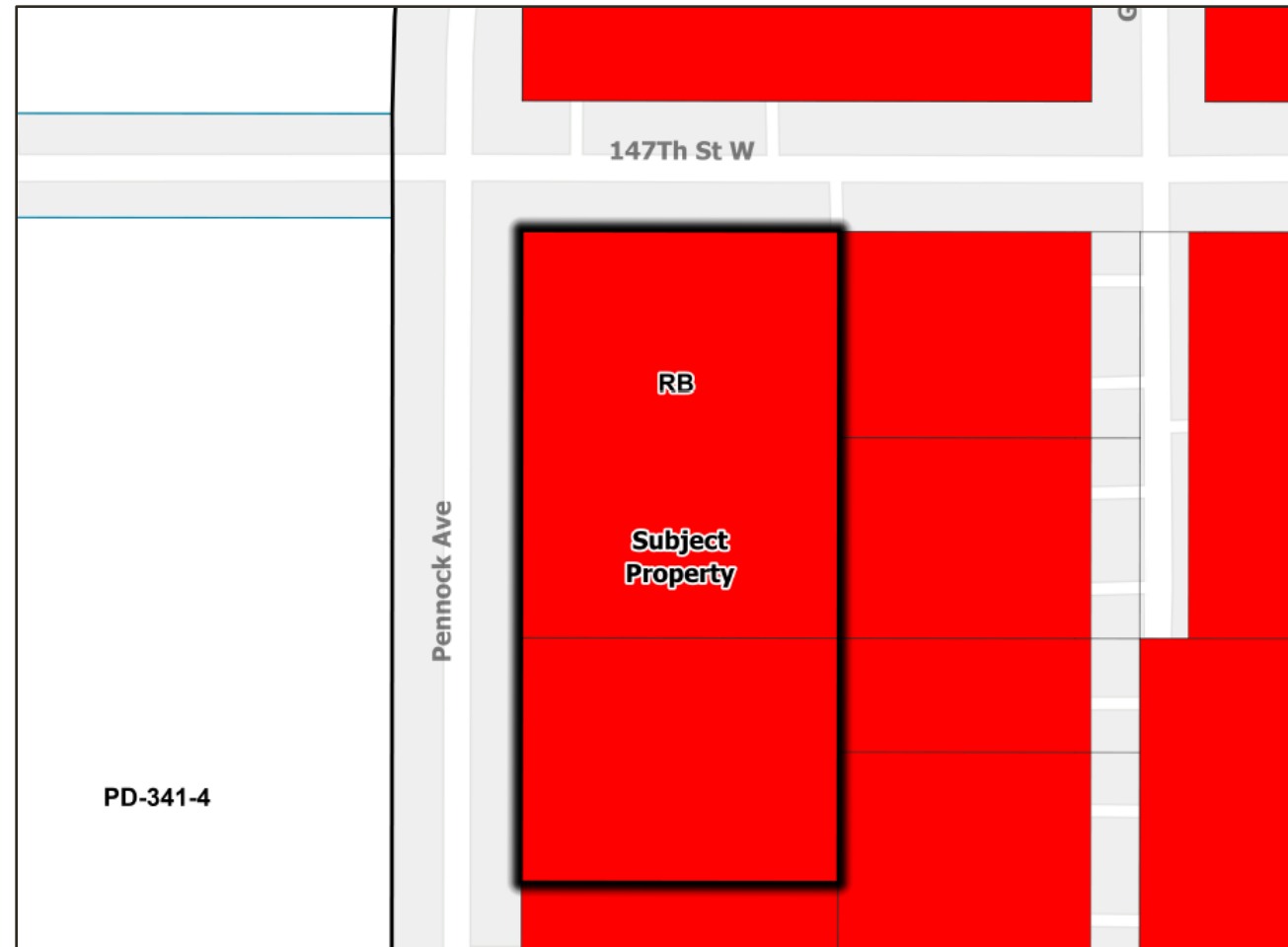
Southeast corner of Pennock Avenue & 147th Street W

14760 Pennock Ave



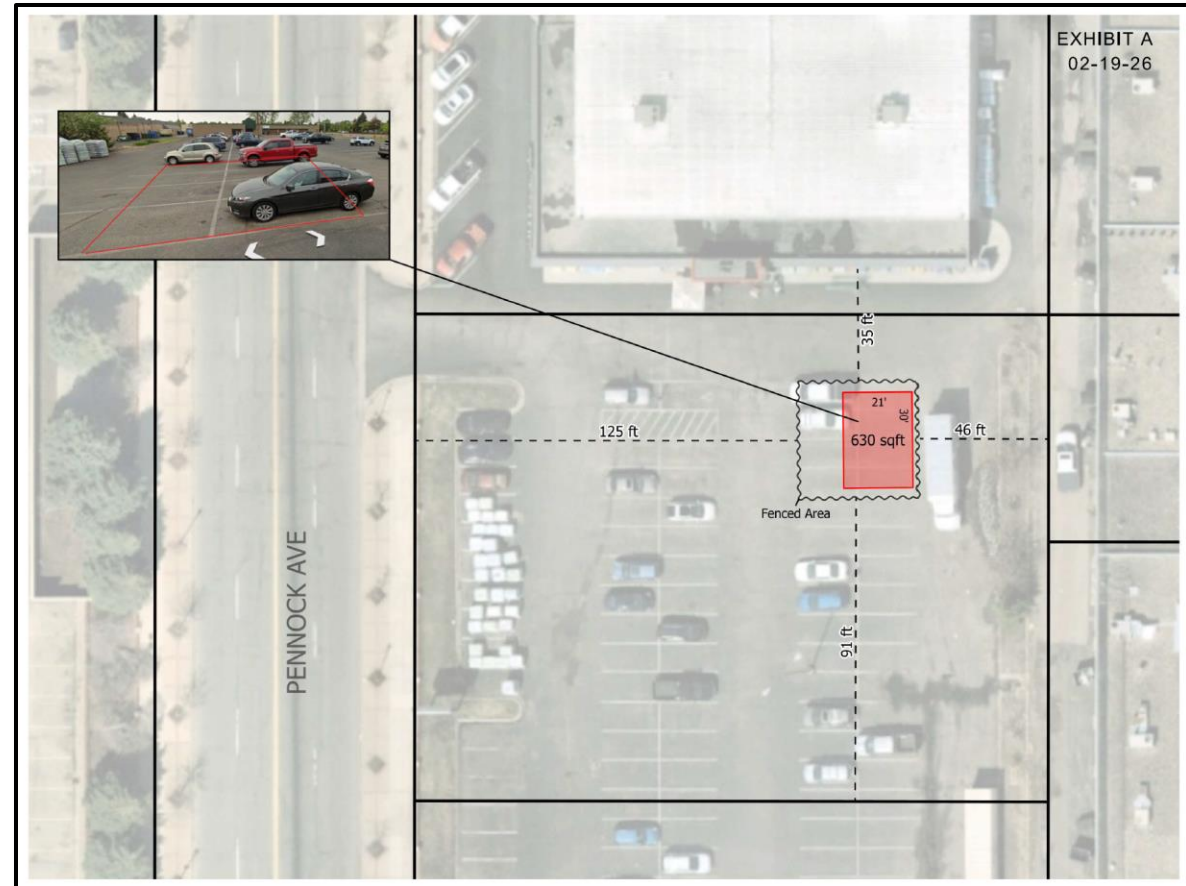
Zoning Map

RB "Retail Business"



Site Plan

- The outdoor display and sales area occupies 8 parking spaces on the East side of the parking lot.
- The area will be delineated by temporary cedar split rail fencing.



Conditions

- The placement of the greenhouse and all products displayed in and around the greenhouse shall be in the location as depicted in the approved site plan, dated February 19, 2026, and attached hereto as Exhibit A.
- All permits required by the Minnesota State Building Code and Fire Code shall be obtained prior to installation and operation of the greenhouse or outdoor display and sales, and be maintained in compliance with all building codes, fire codes, and other applicable regulations.
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- No signage shall be placed on the greenhouse structure or any fences on the property.
- Operations shall be conducted so that products are kept in neat, organized rows and the premises are kept free of trash and other debris. No pallets shall be used for display purposes.
- No outdoor public address (P.A.) system shall be allowed.

Recommended Action

1. 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 same night as it's public hearing, however, if there are no outstanding comments, and the Planning Commission concurs, staff recommends the following action:

Recommend approval of a conditional use permit for Niemann Ace Hardware outdoor display and sales area and attaching conditions thereto.

Questions?



ITEM:
MEETING DATE:
SECTION:

7.A.
March 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, March 18, 2026, at 7 p.m.
Applications due by 9 a.m. on Wednesday, February 18, 2026

Wednesday, April 1, 2026, at 7 p.m.
Applications due by 9 a.m. on Wednesday, March 4, 2026

Next City Council Meetings:

Thursday, March 12, 2026, at 7 p.m.
Thursday, March 26, 2026, at 7 p.m.

Background:
N/A

Budget Impact:
N/A

Attachments:

None