

August 19, 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 the August 5, 2026, meeting
 - B. Approve scheduling a Special Informal and Joint Meeting of the Planning Commission and City Council for September 16, 2026, at 5:30 p.m
4. Public Hearings
 - A. Text amendment to PD No. 290 to allow a maximum 55-foot building height and Site Plan and Building Permit Authorization for Cassia at 12670 Garrett Ave. - **Public Hearing Canceled**
5. Land Use / Action Items
 - A. Sketch Plan Review for Time Square Café Zupas at 7525 148th St W
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.
August 19, 2026
Consent Agenda

Description: Approve minutes of the August 5, 2026, meeting	
Staff Contact: Breanna Vincent, Department Assistant	Department / Division: Community Development

Action Requested:

Approve minutes of the August 5, 2026, meeting.

Summary:

The minutes of the regular August 5, 2026, Planning Commission meeting are 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. 2026-08-05 PC Minutes

City of Apple Valley

August 5, 2026, Planning Commission Regular Meeting Minutes

Minutes of the regular meeting of the Planning Commission of Apple Valley, Dakota County, Minnesota, held August 5, 2026, at 7:00 p.m., at the Apple Valley Municipal Center.

Present: Kurtz, Scanlan, Schindler, Prewitt, and Hlas

Absent: Mahowald, Sandahl

City staff members present were: Community Development Director Benetti, City Attorney Hills, Planner Hayes, Assistant City Engineer Acosta, and 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. – None.

Motion: of Schindler, seconded by Scanlan, approving the agenda. Ayes - 5 - Nays - 0.

3. Consent Agenda

Motion: of Scanlan seconded by Hlas, approving the minutes of the July 15, 2026, regular meeting. Ayes - 5 - Nays - 0.

4. Public Hearings

A. Los Campeones Commercial Recreation Conditional Use Permit to operate a commercial recreation facility at 5550 Upper 147th St W

Planner Hayes provided a brief presentation, and applicant Ben Loehrer was present for any questions.

Commissioner Hlas shared that the commission received one public comment in support of the proposal, and the resident stated that they were looking forward to the new facility, as the closest one is not nearby.

Mr. Loehrer stated that the closest location is about 8.5 miles away in Burnsville. That facility opened last September and has been going very well.

Commissioner Hlas asked how busy that gym gets around 7:00 p.m.

Mr. Loehrer stated that there are about 270 parking spaces dedicated to that facility, and at the busiest time, roughly 240 of them are in use. Los Campeones typically has a steady flow of visitors throughout the day as opposed to peak busy times. This gym does not offer any fitness classes that would generate peak times.

Commissioner Scanlan asked for an overview of the company.

Mr. Loehrer stated that he and his wife are the owners. They have six children. He and his wife have been operating the gym since 2010. This location would be their 11th location. Mr. Loehrer said that the goal is for this to be a multi-generational business, and they take a lot of pride in maintaining the facilities. The gyms offer equipment for all fitness levels and training needs.

Commissioner Scanlan asked if there were any concerns with the landscaping changes that staff has requested and possible lighting alterations that may be required as this would be a 24-hour use.

Mr. Loehrer said that the areas where staff have requested additional trees be planted do look bad, and they were planning to improve these areas regardless. The inside of the building will be completely remodeled, and the lighting will change. Typically, Los Campeones gyms are much darker than other facilities. The signs are backlit and mostly dark colors. A lighting plan will be submitted for interior and exterior lighting.

Commissioner Prewitt and Commissioner Schindler were in favor of the proposal.

Commissioner Hlas asked if the facility is self-check-in.

Mr. Loehrer stated that the facility will be staffed 24 hours.

Chair Kurtz asked if any members of the public wish to speak.

Resident Kelli Otis, 5708 Upper 147th St. W., asked if there were any concerns about increased traffic with the changes to 147th and Pilot Knob. She stated that on Sundays and Wednesdays, there is usually a police officer directing traffic.

Assistant City Engineer Acosta said that there are other access points from Energy Way or from the west. When the traffic analysis was done, staff and the county assumed that any allowable uses would be operating at the location and accounted for additional traffic even though the building was vacant. If the gym were to have any events that would generate additional traffic, an event permit would be needed, which would allow them to secure police presence on site to direct traffic, as River Valley Church does.

With no further comments, Chair Kurtz closed the public hearing.

Motion: of Prewitt seconded by Hlas, to recommend approval of a conditional use permit for Los Campeones to operate a commercial recreation facility in the BP-Business Park zoning district subject to conditions in the draft resolution. Ayes - 5 - Nays - 0.

6. Land Use/Action Items

None

7. Other Business

The next regular Planning Commission meeting is scheduled for Wednesday, August 19, 2026, 7:00 p.m. The next City Council meeting is Thursday, August 13, 2026, at 7:00 p.m.

Community Development Director Benetti shared that an informal joint meeting of the City Council and Planning Commission is scheduled for September 16th at 5:30 p.m., before the regularly scheduled Planning Commission meeting, for a 2050 Comprehensive Plan Update workshop.

8. Adjourn

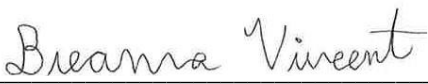
Motion: of Scanlan, seconded by Hlas, to adjourn. Ayes - 5 - Nays - 0.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Breanna Vincent, Department Assistant

Approved by the Apple Valley Planning Commission on August 19, 2026.





ITEM:
MEETING DATE:
SECTION:

3.B.
August 19, 2026
Consent Agenda

Description:

Approve scheduling a Special Informal and Joint Meeting of the Planning Commission and City Council for September 16, 2026, at 5:30 p.m

Staff Contact:

Tim Benetti, Community Development Director

Department / Division:

Community Development

Action Requested:

Approve scheduling a Special Informal Meeting for September 16, 2026, at 5:30 p.m. at the Apple Valley Municipal Center, to conduct a joint workshop meeting with the City Council.

Summary:

The City recently initiated an update to the City's Comprehensive Plan. As the multi-year process gets underway, it would be helpful for the Planning Commission and City Council to meet in an informal setting with staff and the consultant hired to assist with the process. It is recommended that the meeting be held on **Wednesday, September 16 at 5:30 p.m.** at the Apple Valley Municipal Center, in the first floor Regent Conference Room.

Background:

Under the Metropolitan Planning Act, all cities must update their comprehensive plans every ten years to align with the Metropolitan Council's regional plans. In February 2025, the Met Council adopted Imagine 2050, which is the newest regional development framework. Following the adoption of Imagine 2050, the Met Council issued system statements in September 2025, officially initiating the update of the comprehensive plan. An updated comprehensive plan must be submitted to the Metropolitan Council no later than December 31, 2028.

On June 11, 2026, the City Council approved an agreement with Transportation Collaborative & Consultants, LLC, doing business as TC2, for planning consultant services related to the 2050 Comprehensive Plan update project. Areas of focus related to the 2050 Comprehensive Plan update process include:

- Ensure compliance with Imagine 2050 Requirements
- Complete Land Use, Land Use, Housing, Parks and Trails, Climate, and Natural Systems chapters
- Coordinate engineering consultant work for the Transportation, Wastewater, Water Supply, and Surface Water chapter
- Facilitate and consolidate all consultant work into a single final document

- Community engagement plan featuring innovative strategies to gather input and ensure the plan reflects the City's vision
- Mixed Business Campus, including a new updated planning focus area
- Create strategies for preserving aging single-family and multi-family housing
- Redevelopment and community design initiatives for aging commercial areas
- Economic Development component analyzing current trends and incorporating both short- and long-term growth strategies

Budget Impact:

N/A

Attachments:

None



ITEM:
MEETING DATE:
SECTION:

4.A.
August 19, 2026
Public Hearings

Description: Text amendment to PD No. 290 to allow a maximum 55-foot building height and Site Plan and Building Permit Authorization for Cassia at 12670 Garrett Ave. - Public Hearing Canceled	
Staff Contact: Terri Dill, City Planner	Department / Division: Community Development

Action Requested:

The public hearing for the zoning text amendment request has been canceled. No formal action is required at this time.

Summary:

The applicant has requested a postponement to allow more time to refine their proposed senior living project. The public hearing notice will be republished, and adjacent property owners will receive written notification once the hearing is rescheduled.

Background:

N/A

Budget Impact:

N/A

Attachments:

None



ITEM:
MEETING DATE:
SECTION:

5.A.
August 19, 2026
Land Use / Action Items

Description:

Sketch Plan Review for Time Square Café Zupas at 7525 148th St W

Staff Contact:

Terri Dill, City Planner

Department / Division:

Community Development

Action Requested:

The Planning Commission is asked to review a sketch plan application proposing the further subdivision of Lot 1, Block 1, Levine Subdivision No. 2 to create a new restaurant pad site within the Time Square commercial development. No official action is required; only informal feedback is requested, and potential zoning issues should be identified should the applicant decide to submit a formal land use application.

Summary:

Onyx Strategic Partners has submitted a sketch plan review application and requests to present their concept to create a new parcel within the Time Square retail complex at the northwest corner of CSAH 42 and Cedar Avenue. The proposal includes the potential construction of a Café Zupas restaurant containing approximately 2,903 square feet with 55 seats and a drive-thru for pickup orders. The fast-casual restaurant has over 80 locations across nine states, including 12 in Minnesota, and serves soups, sandwiches, salads, desserts, and protein bowls.

Background:

The site is zoned RB – Retail Business and consists of three parcels totaling approximately 10.09 acres with two existing multi-tenant commercial buildings originally constructed in 1976. Current tenants include a mix of retail and restaurant users. The proposed Café Zupas would be classified as a Class 1 restaurant, which is a permitted use in the RB district.

The applicant proposes a subdivision to create a .65-acre parcel measuring approximately 112' x 252' within the southeast portion of the existing parking lot, near the south access to Glenda Drive. The existing parking lot would be reconfigured to accommodate the proposed building. The main entrance will face west with customer parking along the south and west sides of the structure. The drive-through lane entrance will be at the southeast corner of the building, with vehicles proceeding to the pickup window on the north elevation.

The parking lot would be reconfigured to accommodate the new user and would include removing existing parking lot islands to create the main access to the restaurant site. The north access will be located approximately 183 feet from the Glenda Drive access. Access is also provided from the

south drive aisle, which runs parallel to the existing south building.

The zoning code defines the front yard as the lot boundary, which abuts an existing or dedicated public street; in this case, the front yard is the east boundary line. The building setbacks are as shown in the table below. Please note that the site plan did not include a drive-through canopy structure, which must also meet the required setbacks.

	REQUIRED SETBACK	APPROXIMATE SETBACK PROVIDED
Front Yard Setback (east)	30'	26.2'
Side Yard Setback (south)	15'	29.5'
Side Yard Setback (north)	15'	24.5'
Rear Yard Setback (west)	15'	142'
Parking Setback, Street	20'	16.5'
Parking Setback, Other	5'	19.5'

Based on the existing tenant uses, the site requires 601 parking spaces. Time Square currently provides approximately 332 parking stalls. With this proposal, 37 existing parking stalls will be removed, and additional spaces will be added through site reconfiguration. However, not all the additional spaces meet the minimum dimension requirements.

Class 1 restaurants require one parking space per 2.5 customer seats and one space per five seats for outdoor dining, excluding the first ten outdoor seats. Café Zupas estimates fifty-five seats, and a smaller outdoor dining area with an undetermined number of seats. Based on the indoor seating counts, 22 parking spaces would be required.

A total of 29 stalls will be included in the proposed new lot: eight existing and 21 newly constructed, of which three are dedicated to pickup orders. The proposal also includes the creation of 36 additional stalls within the retail complex, with 20 in front of the south building, and 16 on the east side where a bank drive-through canopy has since been removed.

The proposed building architecture features painted EIFS, wood-look fiber-cement panels, glass and aluminum windows and entries, brick accents, and decorative metal panels. For the purposes of exterior building materials and appearance, all elevations will be considered building fronts. A more detailed review of architectural design and building materials will be conducted when an official application is submitted.

The following are Planning and Engineering staff comments on the conceptual plans submitted for the sketch plan review. If the project moves forward, staff will complete a full review once land use applications and full plan sets are submitted.

Planning Staff Comments:

- Safe sidewalk connections should be evaluated internally and should be extended along Glenda Drive to provide safe pedestrian walkways.
- Concerns that the drive-through lane entrance located near the Glenda Drive access will likely cause traffic conflicts, especially if a future restaurant user relies more heavily on drive-through business.
- Minimum parking requirements are significantly less than required in the Zoning Code. In addition, not all parking spaces and drive aisles meet the minimum required dimensions to function properly.
- Minimum parking and building setbacks are not met, including the proposed canopy structure.
- Concerns regarding internal traffic flow, increased traffic volumes, and the potential impact on existing roadways.

Engineering Review Comments

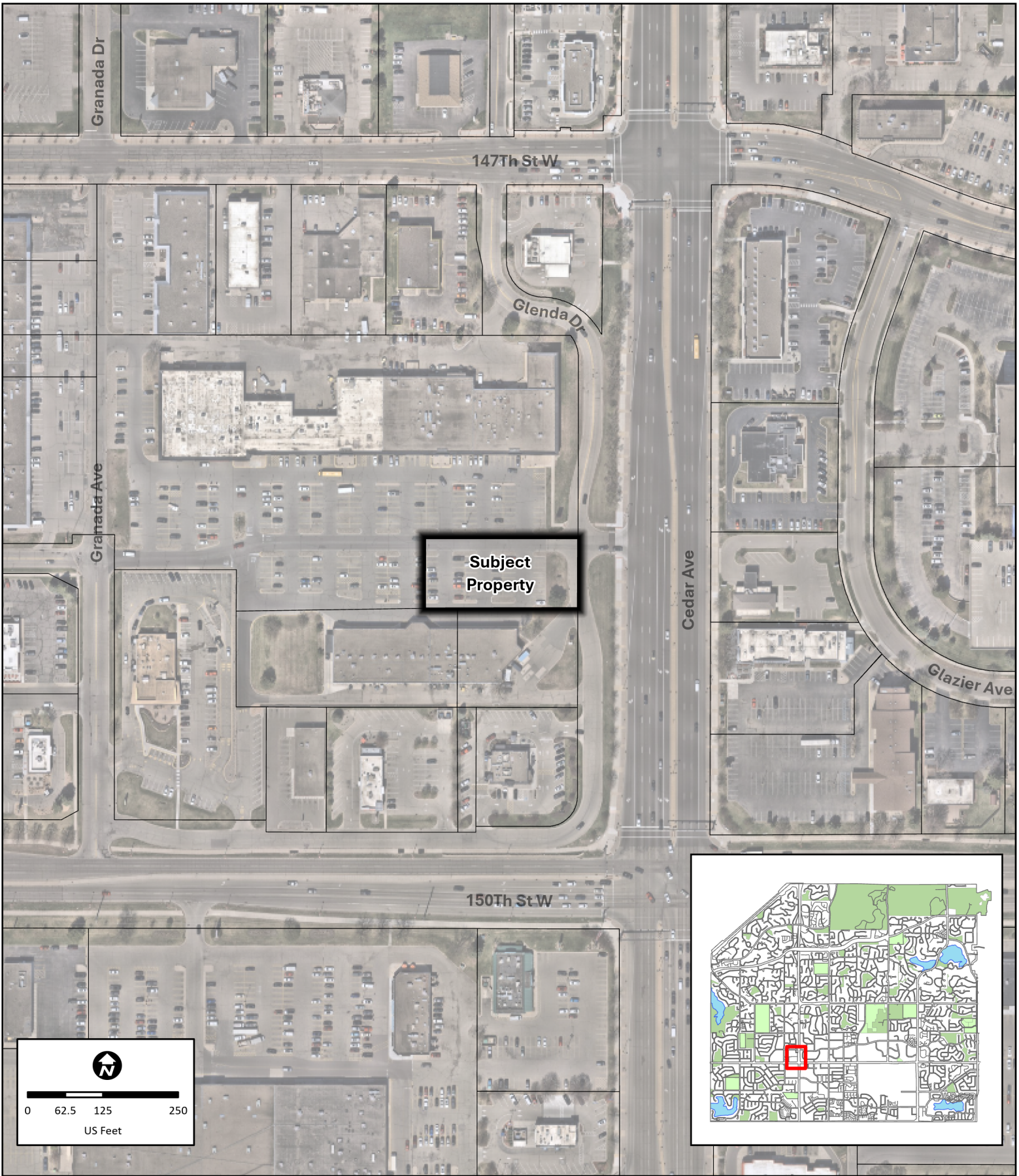
- Utilities are currently not present to serve the proposed site. A feasibility study was completed by the developer and City that outlined potential watermain and sanitary sewer extension alignments. Any extension of public mains would be a development cost.
- Adverse traffic impacts to both the shopping center and adjacent public intersections are anticipated as part of the subdivision and proposed building. A traffic impact study will be required for the proposed subdivision. The study shall include:
 - Anticipated trips
 - Distribution of traffic
 - Impacts to Level of Service (LOS) at adjacent intersections
 - Drive-Through Queueing Analysis
 - Mitigation Recommendations, as applicable, including site mitigation such as restricting some access to the site may be required.

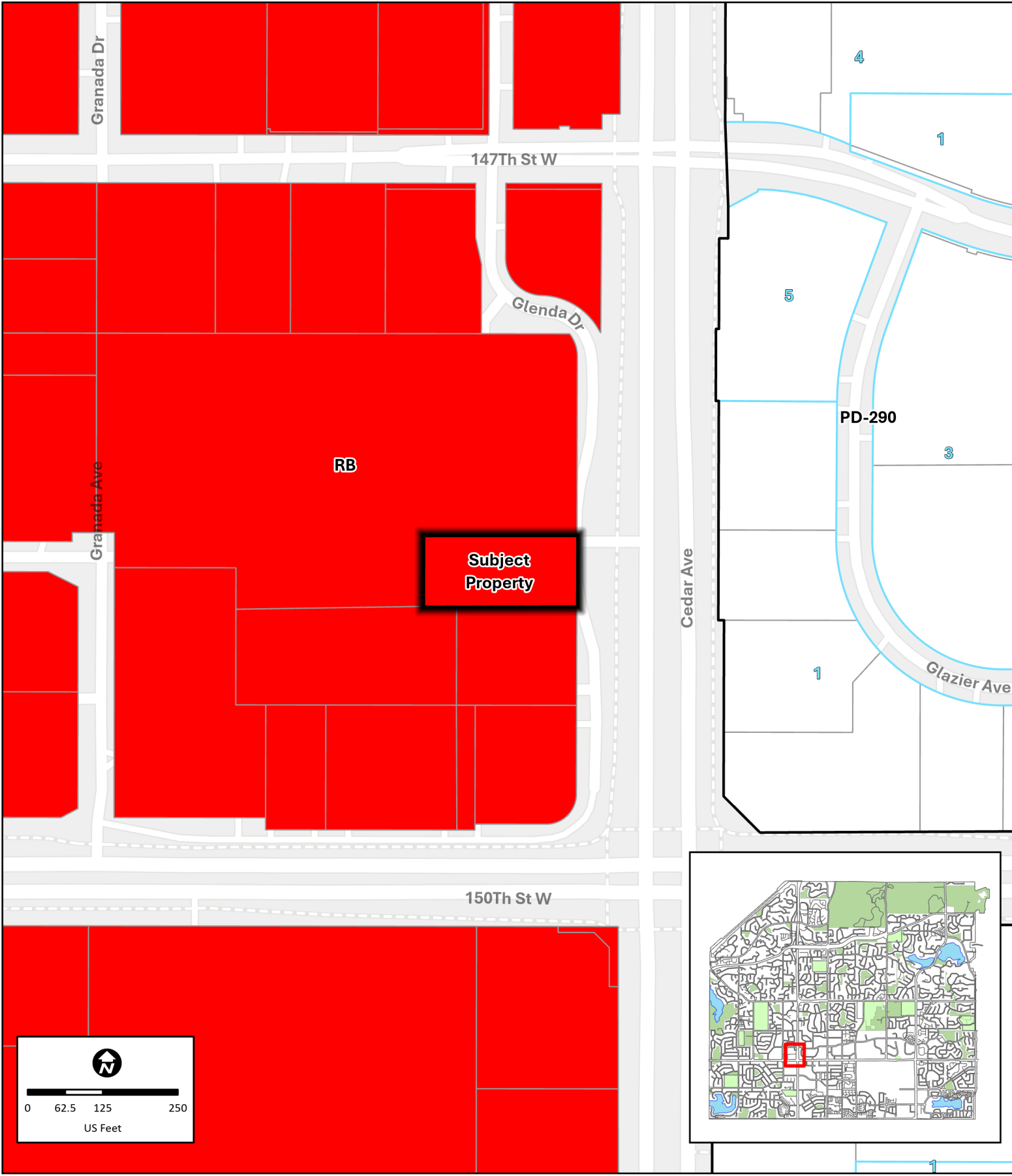
Budget Impact:

N/A

Attachments:

1. Time Square Cafe Zupas Location Map
2. Time Square Cafe Zupas Zoning Map
3. Time Square Cafe Zupas Applicant Narrative
4. Time Square Cafe Zupas Site Plan
5. Time Square Cafe Zupas Architectural Plans





ZONING MAP

CITY OF APPLE VALLEY

TIME SQUARE CAFE ZUPAS



Café Zupas: Sketch Plan Application

Project Narrative

Delivered to:

The City of Apple Valley Planning staff and Planning Commission

Submitted: Wednesday, July 22, 2026

From the office of
Jessica Houlihan
Chief Executive Officer
Onyx Strategic Partners



330 2nd Avenue S #370
Minneapolis, MN 55401

We are pleased to submit this sketch plan application for the potential Café Zupas development on the Times Square Apple Valley campus, Parcel ID 01-19700-01-010. Our prospective tenant and the ownership group has looked at this collectively for years, because we believe the exercise is worth consideration and the resulting project would contribute positively to the City of Apple Valley and its updated goals, as catalogued in the updated 2040 comprehensive plan, including making vital pedestrian access points, improving environmental performance via stormwater and infrastructure updates, and fostering a positive business community.

Project Overview:

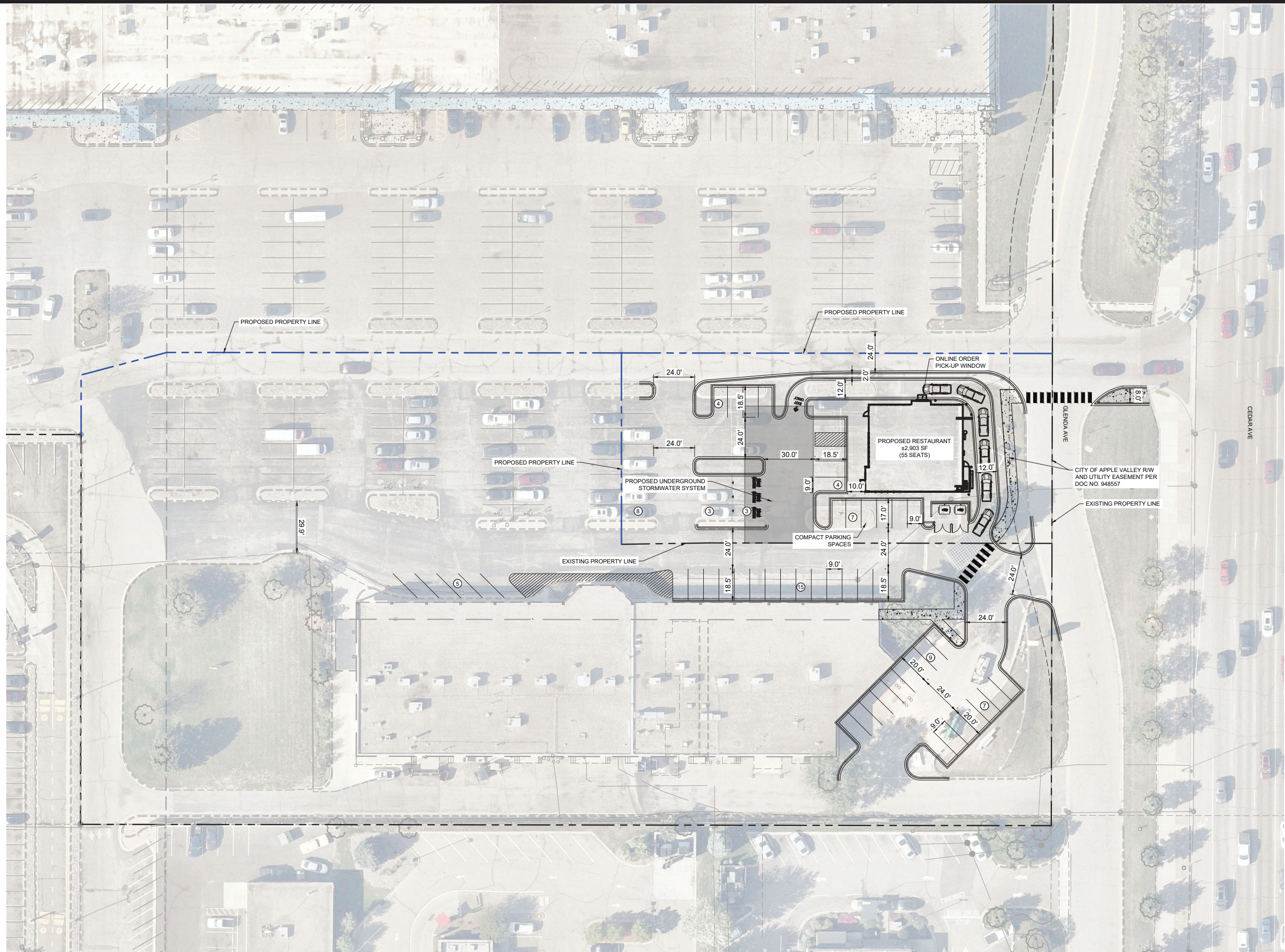
Onyx Strategic Partners is submitting for your consideration, as the project developer and member of the property ownership group, a sketch plan detailing a potential new 2,903 SF restaurant development on our Time Square Apple Valley Campus. We bought the Time Square Apple Valley retail complex in 2022 with the goal of improving the campus to the mutual benefit of the community, our tenants and investors. We redesigned and redeveloped the campus the following year, improving public infrastructure and site drainage north of our building in partnership with the City while we did our overall building and site renovation. Upon the successful completion of the major planned project, we noted our ample parking was never in full demand, despite the sites technically being under parked, and explored potential pad development on the campus. Café Zupas pursued the pad opportunity and negotiated a deal with ownership who then hired Onyx to determine viability of the project in 2023. Onyx worked closely with the City from 2023 to now, studying components of the site, engineering, parking and impact on the overall campus. As a result, we completed two rounds of parking studies (an original and one updated with our current tenants), which is the basis for proposing this development. While we do add net parking through the new development, separating the two sites and adding the additional parcel would still leave the north and south buildings under parked by code. In this site plan, we show our initially modeled additional parking. We would like to note that we could also explore paving the area west of our southern building to add additional parking. Through multiple rounds of engineering effort, we put together a site plan that meets the updated Café Zupas prototype while also increasing parking on the overall campus, improving civic / public infrastructure to the broader area and connecting prioritized pedestrian access through our campus and to regional trails.

Café Zupas:

Café Zupas was founded in 2004 in the Salt Lake City area and currently owns and operates restaurants in Utah, Arizona, Nevada, Idaho, Illinois, Wisconsin and Minnesota. Café Zupas is well known for their house made, fresh soups, salads and sandwiches. All of Café Zupas delicious soups, salads, sandwiches, & desserts, are made in their kitchen every single day. Every single location is equipped with a state-of-the-art kitchen - no commissaries here! Their typical stores operate Monday-Saturday during the hours of 11am and 8pm, potentially a little longer on Friday and Saturday, and they are closed on Sundays. They are not open for breakfast, and do not sell alcohol. Their current layout expects to have 55 seats. Of note, Café Zupas does not take drive through orders, at all. Instead, anyone going through mobile pickup will have already ordered and have a pickup time. If they are early, they would then be redirected to a parking stall in the front of the facility, where a team member would bring them their food.

Conclusion:

Through this application, we are looking for feedback on the overall proposed development (redrawing property lines for our other buildings, adding a third parcel to be developed) and this specific proposed use (Café Zupas), including the site plan and conceptual drawings. We believe this concept would be a positive development for our campus and the City of Apple Valley because it adds net parking to our campus, cleans up the property lines on our campus, improves stormwater management and utility infrastructure in the area and expands tax base, while creating another "downtown" aligned with the City of Apple Valley's updated strategic plan. We look forward to Staff and Commission feedback.



Kimley»Horn

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

CONCEPT
SITE PLAN

ZUPAS AT TIME SQUARE - APPLE
VALLEY
PREPARED FOR: ONYX STRATEGIC
PARTNERS

DRAWN
BY:
MJB
DATE:
07/21/2026

SHEET NO.
EX-1



PROJECT DESCRIPTION

GROUND BUILD UP OF SHELL AND
A NEW DRIVE-THRU RESTAURANT ON +/- 0.325 ACRES

PROJECT ADDRESS

TIME SQUARE SHOPPING CENTER
approx. 7530 149th St W
Apple Valley, MN 55124

APPLE VALLEY
approx. 7530 149th St W
Apple Valley, MN 55124

11.01.2023

REVISIONS	
5	Landlord Comments
6	Landlord Comments
7	City Comments
8	Landlord Comments
9	City Comments
10	CZ Comments

DESIGNER
B.PFUNDER
bpfunder@cafezupas.com

VP REAL ESTATE
EDGAR CEPURITIS
ecepunitis@cafezupas.com
312-208-2887

NOTES

This plan is the property of Café Zupas and is loaned subject to the condition that it is not to be copied, reproduced, or distributed either in whole or in part, without written permission, and is not to be used in any way detrimental to the best interests of the company.
©2023 CAFE ZUPAS

DESIGN DEVELOPMENT
SITE PLAN OVERLAY

REVISIONS	
5	Landlord Comments
6	Landlord Comments
7	City Comments
8	Landlord Comments
9	City Comments
10	CZ Comments

DESIGNER
B.PFUNDER
bpfunder@cafezupas.com

VP REAL ESTATE
EDGAR CEPURITIS
ecepuritis@cafezupas.com
312-208-2887

NOTES

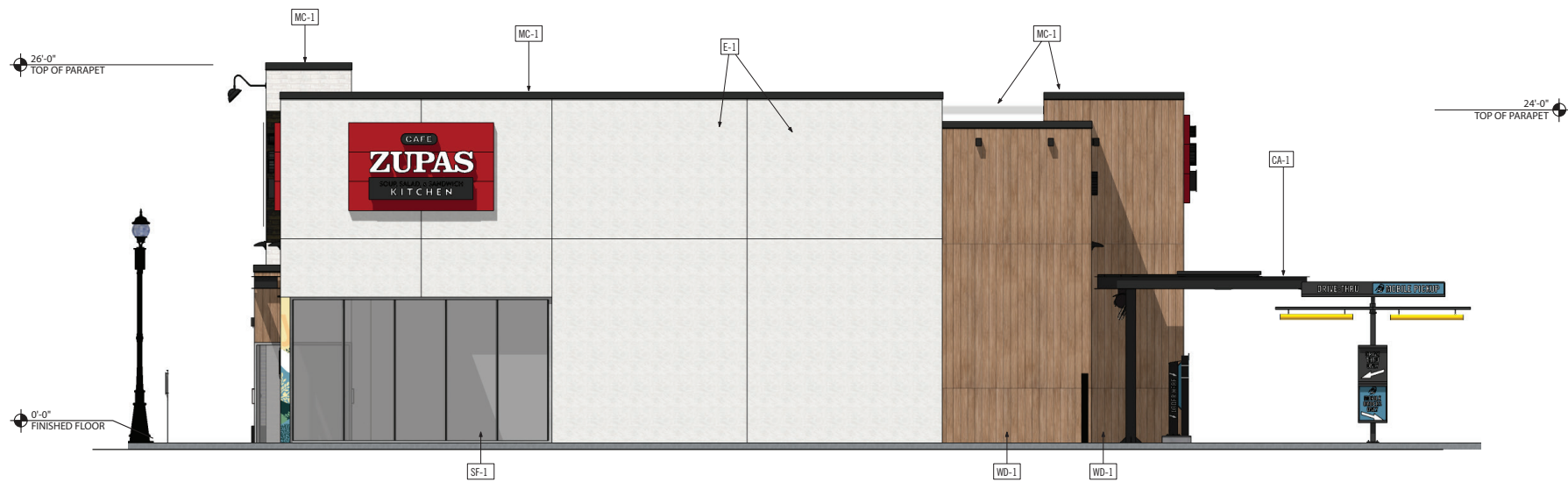
This plan is the property of Café Zupas and is loaned subject to the condition that it is not to be copied, reproduced, or distributed either in whole or in part, without written permission, and is not to be used in any way detrimental to the best interests of the company.
©2023 CAFE ZUPAS

DESIGN DEVELOPMENT
ELEVATIONS

DD201



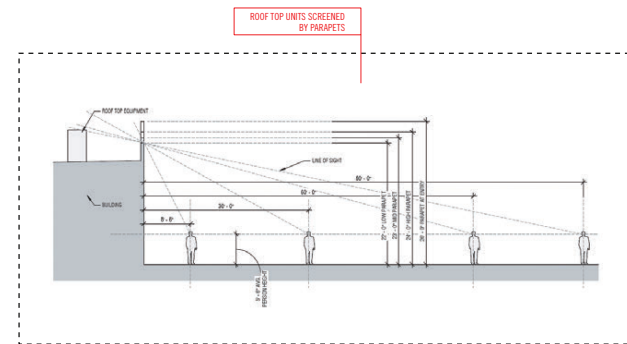
1 WEST ELEVATION
3/16"=1'



2 SOUTH ELEVATION
3/16"=1'

EXTERIOR FINISHES			
	E-1	PAINTED EIFS	DRYVIT FREESTYLE, COLOR PAINTED SW#6258 TRICORN BLACK
	E-2	PAINTED EIFS	DRYVIT FREESTYLE, COLOR PAINTED SW#6258 TRICORN BLACK
	WD-1	SIDING PANEL	NICHIHA (FIBER CEMENT SIDING), VINTAGEWOOD SPRUCE RUN JOINTS VERTICALLY
	B-1	BRICK	2 1/4" X 11 5/8" NORMAN BRICK, BELDEN BRICK, DOWNING BLACK VELOUR, BLACK MORTAR, PAINT SW#6258 TRICORN BLACK
	B-2	BRICK	2 1/4" X 11 5/8" NORMAN BRICK, BELDEN BRICK, ALASKA VELOUR, IVORY MORTAR, PAINT SW#7004 SNOWBOUND
	MC-1	PARAPET CAP	PRE-FINISHED METAL PARAPET CAP, FIRESTONE BLACK
	SF-1	STOREFRONT	MULLIONS KAWNEER ALUMINUM, CLEAR ANODIZED GLASS IS FRONT-LOADED
	CA-1	ALUMINUM CANOPY	ALUMINUM CANOPY POWDER-COATED OR PAINTED TO MATCH RAL 9011 GRAPHITE BLACK
	D-4	PAINTED HM DOOR	PAINT DOOR FRAME AND HOLLOW METAL DOOR SW#6003 PROPER GRAY
	ART-1	CITY MURAL	HAND-PAINTED MURAL ON FC-1, BY OWNER, TBD CUSTOM WITH APPLE VALLEY THEME
	ART-2	NTGL MURAL	HAND-PAINTED MURAL ON B-1, BY OWNER, SW#7004 SNOWBOUND

SIGNAGE UNDER SEPERATE PERMIT



- REVISIONS
- 5 Landlord Comments
 - 6 Landlord Comments
 - 7 City Comments
 - 8 Landlord Comments
 - 9 City Comments
 - 10 CZ Comments

DESIGNER
B.PFUNDER
bpfunder@cafezupas.com

VP REAL ESTATE
EDGAR CEPURITIS
ecepuritis@cafezupas.com
312-208-2887

NOTES

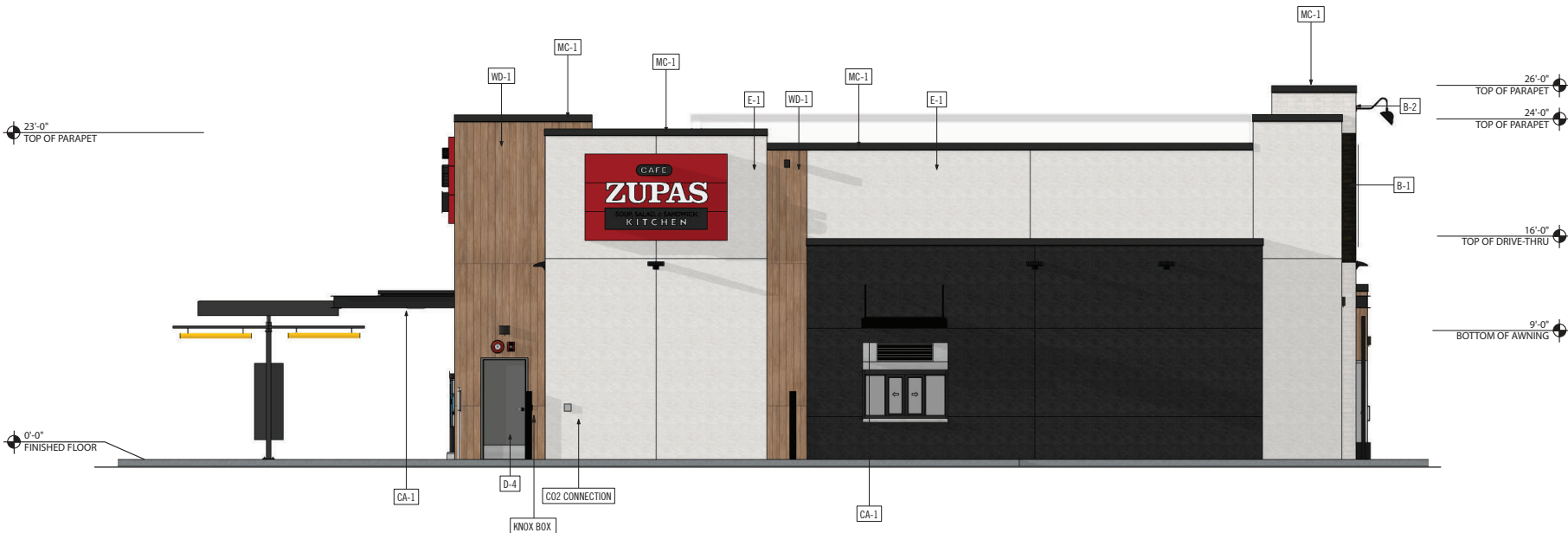
This plan is the property of Café Zupas and is loaned subject to the condition that it is not to be copied, reproduced, or distributed either in whole or in part, without written permission, and is not to be used in any way detrimental to the best interests of the company.
©2023 CAFE ZUPAS

DESIGN DEVELOPMENT
ELEVATIONS

DD202

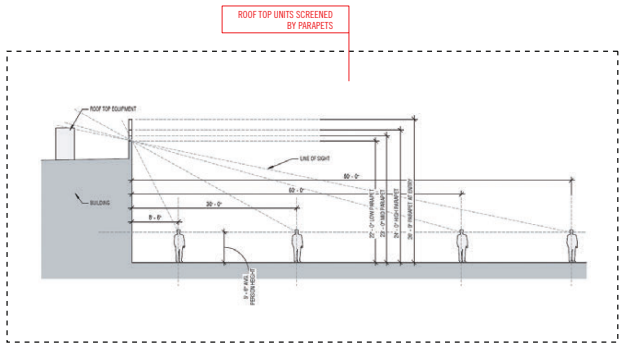


1 WEST ELEVATION
3/16"=1'



2 EAST ELEVATION
3/16"=1'

SIGNAGE UNDER SEPERATE PERMIT





NORTHWEST ELEVATION



NORTHEAST ELEVATION

REVISIONS	
5	Landlord Comments
6	Landlord Comments
7	City Comments
8	Landlord Comments
9	City Comments
10	CZ Comments

DESIGNER
B.PFUNDER
bpfunder@cafezupas.com

VP REAL ESTATE
EDGAR CEPURITIS
ecepuritis@cafezupas.com
312-208-2887

NOTES

This plan is the property of Café Zupas and is loaned subject to the condition that it is not to be copied, reproduced, or distributed either in whole or in part, without written permission, and is not to be used in any way detrimental to the best interests of the company.
©2023 CAFÉ ZUPAS

DESIGN DEVELOPMENT
ELEVATIONS

DD901



SOUTHWEST ELEVATION



SOUTH ELEVATION

REVISIONS

- 5 Landlord Comments
- 6 Landlord Comments
- 7 City Comments
- 8 Landlord Comments
- 9 City Comments
- 10 CZ Comments

DESIGNER

B.PFUNDER
bpfunder@cafezupas.com

VP REAL ESTATE

EDGAR CEPURITIS
ecepuritis@cafezupas.com
312-208-2887

NOTES

This plan is the property of Café Zupas and is loaned subject to the condition that it is not to be copied, reproduced, or distributed either in whole or in part, without written permission, and is not to be used in any way detrimental to the best interests of the company.
©2023 CAFÉ ZUPAS

DESIGN DEVELOPMENT
ELEVATIONS



ITEM:
MEETING DATE:
SECTION:

6.A.
August 19, 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:
Upcoming Planning Commission Meetings:
Wednesday, September 2, 2026, at 7 p.m.
Applications due by 9 a.m. on Wednesday, August 5, 2026

Wednesday, September 16, 2026, at 5:30 p.m.
Joint Planning Commission & City Council Informal Meeting
2050 Comprehensive Plan Workshop
[Meeting to be held in the Regent Conference Room — Apple Valley Municipal Center]

Wednesday, September 16, 2026, at 7 p.m.
Regular Planning Commission Meeting
Applications due by 9 a.m. on Wednesday, August 19, 2026

Upcoming City Council Meetings:
Thursday, August 27, 2026, at 7 p.m.
Thursday, September 10, 2026, at 7 p.m.

Background:
N/A

Budget Impact:
N/A

Attachments:

None