



## ALBERTVILLE PLANNING COMMISSION

TUESDAY, MARCH 10, 2026

### MINUTES

**ALBERTVILLE CITY HALL 7:00 PM**

#### **1. CALL TO ORDER – ROLL CALL – ADOPT AGENDA**

Chair Buhrmann called the meeting to order at 7 pm.

Kris Luedke conducted roll call.

**Present:** Chair Buhrmann and Commissioners Anderson, Smith, Zopfi and Council Liaison Zagorski.

**Absent:** Huggins.

**Others Present:** City Planner Madison Richard, City Clerk Kris Luedke, Wright County Commissioner Jeanne Holland, Kirby Dorothy with Excelsior Property LLC, and Fumbah Sheriff with Majid Quba Northeastern Islamic Community Center.

Chair Buhrmann reported that Wright County Commissioner Holland was in attendance and would provide a Wright County update following the approval of the minutes.

***Motioned by Anderson, seconded by Buhrmann to approve the agenda as amended. Ayes: Buhrmann, Anderson, Smith and Zopfi. Nays: None. Absent: Huggins. MOTION DECLARED CARRIED.***

#### **2. MINUTES**

***Motioned by Smith, seconded by Anderson to approve the January 13, 2026, Planning Commission meeting minutes as presented. Ayes: Buhrmann, Anderson, Smith and Zopfi. Nays: None. Absent: Huggins and Zopfi. MOTION DECLARED CARRIED.***

Wright County Commissioner Holland provided background information, noting her prior service on the STMA School Board. She presented updates on current and upcoming county road projects in the area and reported that Wright County has purchased property in the City of Albertville for the future expansion of the government center, by adding a satellite facility to accommodate the area's growing population. Commissioner Holland responded to questions from the Commission Members.

The Planning Commissioners thanked County Commissioner Holland for attending the meeting.

### 3. PUBLIC HEARINGS

#### a. **Public Hearing for Zoning Text Amendment and PUD Amendment to 11011 61<sup>st</sup> Street NE.**

Planning Consultant Richard presented the zoning text amendment and Planned Unit Development (PUD) amendment request for Albertville Plaza 1<sup>st</sup> Addition. including details of the proposal. She reported that the applicant was requesting approval to allow a community center as an interim use within the exiting retail strip center, noting that the current the zoning code does not define this use within the applicable zoning district. Consultant Richard clarified that the request was limited to a text amendment only, and that the applicant would be required to return for separate approval of an interim use permit. She stated that the proposed amendment would apply only to the property listed and further indicated that staff also was requesting an amendment to the PUD to address maintenance of the screening fence. She outlined the proposed definition being considered and responded to questions from the Commissioners.

***Motioned by Anderson, seconded by Smith to open the Public Hearing. Ayes: Buhrmann, Anderson, Smith and Zopfi. Nays: None. Absent: Huggins. MOTION DECLARED CARRIED***

Mr. Kirby Dorothy and Mr. Fumbah Sheriff approached the podium. Mr. Sheriff provided background information on the proposed community center, describing it as a diversified organization intended to provide community members with opportunities, such as after-school programming, job search assistance, resume preparation, and other supportive services. He noted that the organization was currently operating out of St. Michael Fire Department. Mr. Sheriff reported that this was temporary as they had plans to secure their own building in the future. He responded to questions from the Commissioners regarding the number of participants and proposed hours of operation.

Mr. Dorothy provided information regarding the building space, including the other tenants and details on the proposed lease with the community center. He noted he had spoken with the other tenants, including a toy store and taekwondo studio, and felt the use would be a good fit for the space, adding he has done quite a bit of research. He responded to questions from the Planning Commissioners regarding signage, the landscaping plan, and the maintenance of the screening fence.

***Motioned by Smith, seconded by Zopfi to close the Public Hearing. Ayes: Buhrmann, Anderson, Smith and Zopfi. Nays: None. Absent: Huggins. MOTION DECLARED CARRIED***

The Planning Commissioners discussed the requested zoning text amendment.

***Motioned by Anderson, seconded by Buhrmann approval of the ordinance amendment to Sections 200 and 5200 of the Zoning Ordinance, relating to a definition for community centers and updating standards for the Albertville Plaza 1<sup>st</sup> Addition Planned Unit Development with the findings described within the staff report. Ayes: Buhrmann, Anderson, Smith and Zopfi. Nays: None. Absent: Huggins. MOTION DECLARED CARRIED***

***Motioned by Smith, seconded by Anderson approval of the amendment to the Albertville Plaza 1<sup>st</sup> Addition PUD, permitting community centers with accessory prayer services in Lot 1, Block 1 and addressing maintenance of the screening fence. Ayes: Buhrmann, Anderson, Smith and Zopfi. Nays: None. Absent: Huggins. MOTION DECLARED CARRIED***

**4. OTHER BUSINESS**

a. None.

**5. ADJOURNMENT**

***Motioned by Smith, seconded by Zopfi to adjourn the meeting at 7:54 pm. Ayes: Buhrmann, Anderson, Smith and Zopfi. Nays: None. Absent: Huggins. MOTION DECLARED CARRIED.***

Respectfully submitted,



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Kris Luedke, City Clerk