



PLANNING COMMISSION MEETING AGENDA

City of New Prague

Wednesday, April 22, 2026 at 6:30 PM

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

2. PUBLIC FORUM

(Public Forum is intended to afford the public an opportunity to address comments, questions and concerns with the Planning Commission. Speakers limited to five minutes)

3. APPROVAL OF REGULAR AGENDA

4. APPROVAL OF PREVIOUS MEETING MINUTES

- a. [March 25, 2026 Meeting Minutes](#)

5. NEW BUSINESS

- a. Public Hearing for Comprehensive Plan Amendment and Rezoning Certain Property to RM Medium Density Residential Located in the Plat of Raven Stream Village 1st Addition
Calvary Church of New Prague - applicant

6. OLD BUSINESS

- a. None

7. MISCELLANEOUS

- a. [Monthly Business Updates](#)

8. ADJOURNMENT

*Anyone speaking to the Planning Commission
shall state their name and address for the record.
Thank you.*

THE PURPOSE OF THE ZONING ORDINANCE IS TO PROMOTE THE HEALTH, SAFETY, ORDER, CONVENIENCE AND GENERAL WELFARE, BY REGULATING THE USE OF LAND, THE LOCATION AND USE OF BUILDINGS AND THE ARRANGEMENT OF BUILDINGS ON LOTS, AND THE DENSITY OF POPULATION IN THE CITY OF NEW PRAGUE.

Regular Meeting Minutes
New Prague Planning Commission
Wednesday, March 25th, 2026

1. Call Meeting to Order

The meeting was called to order at 6:30 p.m. by Vice Chair Brandon Pike.

The following members were present: Brandon Pike, Jason Bentson, and Rik Seiler.

The following members were absent: Chair Dan Meyer and Shawn Ryan.

The following City Staff were present: Community Development Director Ken Ondich and Planner Evan Gariepy.

2. Public Forum

No comments were given.

3. Approval of Regular Agenda

A motion was made by Bentson, seconded by Seiler, to approve the March 25th, 2026, regular meeting agenda. Motion carried (3-0).

4. Approval of Previous Meeting Minutes

A. February 25th, 2026, Regular Meeting

A motion was made by Seiler, seconded by Bentson, to approve the February 25th, 2026, regular meeting minutes. Motion carried (3-0).

5. NEW BUSINESS

A. Public Hearing for Comprehensive Plan Amendment and Rezoning Certain Properties to I-1 Light Industrial, Located in the Plat of New Prague Outlots

Gariepy presented the proposed Comprehensive Plan amendment and rezoning request. He stated that staff had met with the Kuehners on March 24th, who own property within the proposed area, and they requested that their property is not reguided and rezoned. Gariepy stated that the undevelopable plot of land directly south of the Kuehners would have to also not be rezoned, as to keep both zoning districts continuous. He stated that staff had not heard received any other public comments following the public notice.

A motion was made by Pike, seconded by Bentson, to open the public hearing. Motion carried (3-0), the public hearing was opened at 6:36pm.

Patrick Sullivan (500 Kennedy Ave NW), applicant with Paddy O’Properties, stated that he does not yet know what he will do with the property after demolishing the residential house. He also stated that the other property he owns in the proposed area can only be utilized for underground utility related uses unless it is rezoned to I1 Light Industrial. Seiler asked if there had been any money exchanged for the rezoning, and Sullivan and the Kuehners stated there had not.

Kyle Kuehner (511 Cottonwood Lane) stated he would like his property to not be rezoned and reguided so that they can keep residential uses open for the property. He stated it was built less then two years ago, and it may become their primary residence in the future.

A motion was made by Seiler, seconded by Bentson, to close the public hearing. Motion carried (3-0), the public hearing was closed at 6:44pm.

A motion was made by Seiler, seconded by Bentson, to recommend approval to the City Council of the Comprehensive Plan amendment and rezoning of certain properties within the plat of the New Prague Outlots as written, with the removal of the property owned by the Kuehners (PID 24.016.0091) and the property directly south of it (PID 24.016.0080). Motion passed (3-0).

6. OLD BUSINESS

A. None

7. Miscellaneous

A. Monthly Business Updates

Ondich presented the monthly business update as information. He stated that staff received two new single family housing permits in March that have not yet been reviewed. Ondich also presented updates about the Alton Avenue corridor study.

B. UDC Update

Ondich stated that the UDC was passed, with the removal of language allowing for ADUs. He stated that the City Council had concerns about ADU’s being used in the City of Blaine for housing homeless people and wanted staff to look into legal issues related to that.

8. Adjournment

A motion was made by Pike, seconded by Bentson, to adjourn the meeting at 6:58 pm. Motion carried (3-0).

Respectfully submitted,



Evan C. Gariepy
Planner



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: NEW PRAGUE PLANNING COMMISSION
FROM: KEN ONDICH - COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PUBLIC HEARING FOR A COMPREHENSIVE PLAN AMENDMENT AND REZONING THE WEST 750’ OF OUTLOT G, RAVEN STREAM VILLAGE FIRST ADDITION FROM B-2 COMMUNITY COMMERCIAL TO RM MEDIUM DENSITY RESIDENTIAL, CALVARY CHURCH OF NEW PRAGUE, APPLICANT.
DATE: 4/17/26

Background / History

Calvary Church of New Prague has submitted an application to amend the City’s Comprehensive Plan and rezone Outlot G Raven Stream Village First Addition, from B-2 Community Commercial to RM Medium Density Residential. Calvary Church purchased Outlot G in 2019 and plans to construct a building at some point in the future and has determined that they do not need all 13.43 acres and may consider selling off approximately the western 750’ of the property which totals approximately 7.8 acres.

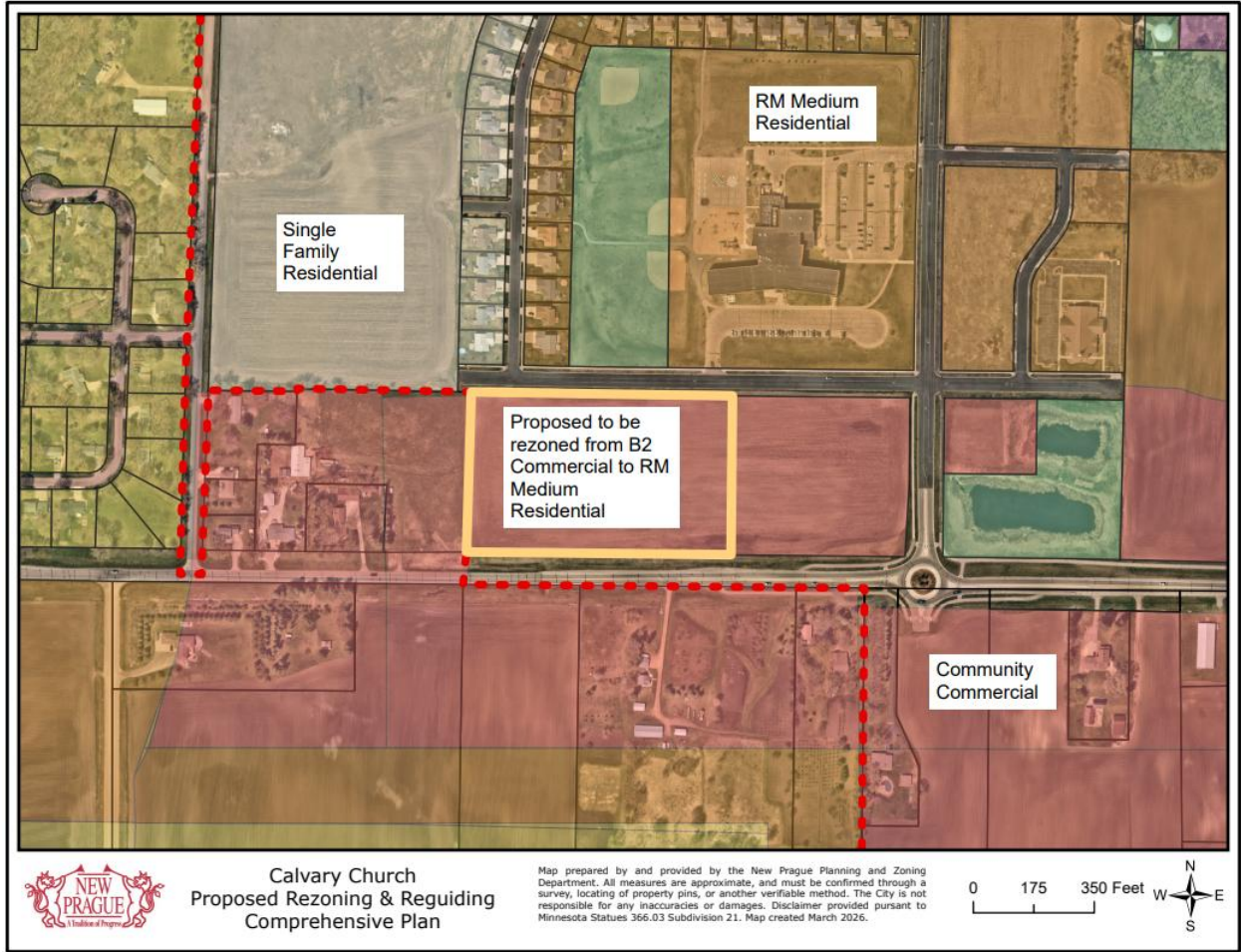
Since the 2004 Comprehensive Plan was adopted, the subject property has been guided B-2 Community Commercial and has been subject to various discussions about the validity of the need for B-2 Community Commercial land on the west side of the City along TH19 due to lower traffic counts (3,257 AADT in 2024) compared to the east side of the City (7,338 AADT in 2022) and how much B-2 Community Commercial land is necessary if there is a need. This discussion continued with the 2012 Comprehensive Plan update and again with the 2024 re-write. It has been noted that none of the land guided and zoned for B-2 Community Commercial, which has existed since 2004, has actually developed with any commercial uses and the land has remained vacant for over 20 years.

Despite the lack of any commercial development in over 20 years, staff is not supportive of completely eliminating B-2 Community Commercial along the west TH19 corridor and believes commercial zoning should remain immediately adjacent to the roundabout at 11th Ave. and TH19. Staff also believes that the current low traffic counts and lower population on the west side of the City does not help entice commercial development to the area. The proposed reguiding and

rezoning would allow more residential development to support commercial development, albeit at a smaller scale, on the west side of New Prague adjacent to the roundabout 11th Ave. and TH19.

Below is a map of the existing zoning within the City Limits (indicated by the red dashed line) and all the land outside of the city limits shows what the land is guided in the future land use plan.

In order to rezone the property, it must fit with the City’s Comprehensive Plan. At this time, the current zoning of the land fits with the comprehensive plan and therefore the applicant is proposing to amend the City’s Comprehensive Plan to rezone the property.



Legal Description

The west 750’ of Outlot G, Raven Stream Village First Addition, according to the recorded plat thereof, Scott County, Minnesota.

The subject land is approximately 13.43 acres.

Subject Site Address

Exact addresses have not yet been determined, but the site for the future church would be 1200 1st Street NW and the proposed homes would be in the 1300 block of 1st Street NW if developed as part of a PUD with shared driveway, or addressed from a yet to be named public road if developed as single family homes on a public road.

Existing Zoning

The entirety of the proposed area for rezoning is currently zoned B-2 Community Commercial. Religious uses are a conditional use in the B-2 District.

The land immediately west of the subject area is located outside of city limits but is guided for B-2 Community Commercial. Staff had considered enjoining in the re-guiding process to change this to the RM Zoning District as well, but the intersection of Naylor and TH19 may be a viable location for commercial development in the future. Given that the area west of the subject area is not in the city limits anyways, the zoning can be reviewed again at the time of an annexation request.

The land immediately south of the subject area is located outside of city limits but is guided for B-2 Community Commercial. Staff would suggest leaving this land guided for B-2 Community Commercial at least for the time being.

The land immediately north of the subject property is partially zoned RL-90 Single Family on the west portion but mostly is zoned RM Medium Density Residential and contains Raven Stream Elementary with a city/school joint park and single-family homes. This zoning would extend into the subject property.

Finally, the land immediately east of the subject area is zoned B-2 Community Commercial. Staff recommends that being adjacent to the roundabout, this land should remain commercial. While it's likely to develop as a church, said use is a conditional use in either the B-2 Community Commercial District or the RM Medium Density Residential District and in the case the church development doesn't happen, it's best to keep it for a commercial site.

Proposed Zoning / Minimum Lot Size and Setbacks

The west 750' of subject property (approximately 7.8 acres) is proposed to be re-guided and rezoned to RM Medium Density Residential.

Per Section 4.003(D) of the UDC, the RM Medium Density Residential District is intended for single family attached two to eight unit residences at medium densities up to 12 units per acre in areas appropriate for buffering single family districts from business and industrial districts and major roadways. This zoning would seem to fit as the subject site does abut a major roadway (TH19) and would abut land zoned B-2 Community Commercial.

Permitted uses in the RM District includes single family homes up to eight unit buildings. Conditional uses includes religious institutions, public buildings and schools.

Per Section 6.001 of the UDC, the minimum lot size for the RM District is 5,500 sq. ft. for single and two-family homes with a minimum width of 50' and three through eight unit buildings must have 2,000 sq. ft. of area per unit and a minimum lot width of 100' if there are 3 or more units within a building. Setbacks are 25' minimum for single family to front property lines and 30' for multifamily buildings to the front property lines. Maximum building height is 50'.

As noted earlier, staff believes that the proposed zoning will provide for more residents in the area which could help boost the demand for commercial development near the roundabout at 11th Ave. and TH19 and would be a natural expansion of existing RM zoning to the north.

Comprehensive Plan

Comprehensive Plan 2045, Chapter 3's section on Housing provides support for the rezoning as follows:

Housing Goal 1 – Attract and retain residents including young professionals, families and retirees by supporting Life Cycle Housing throughout the Community.

-This goal supports additional RM zoning to offer a variance of housing types.

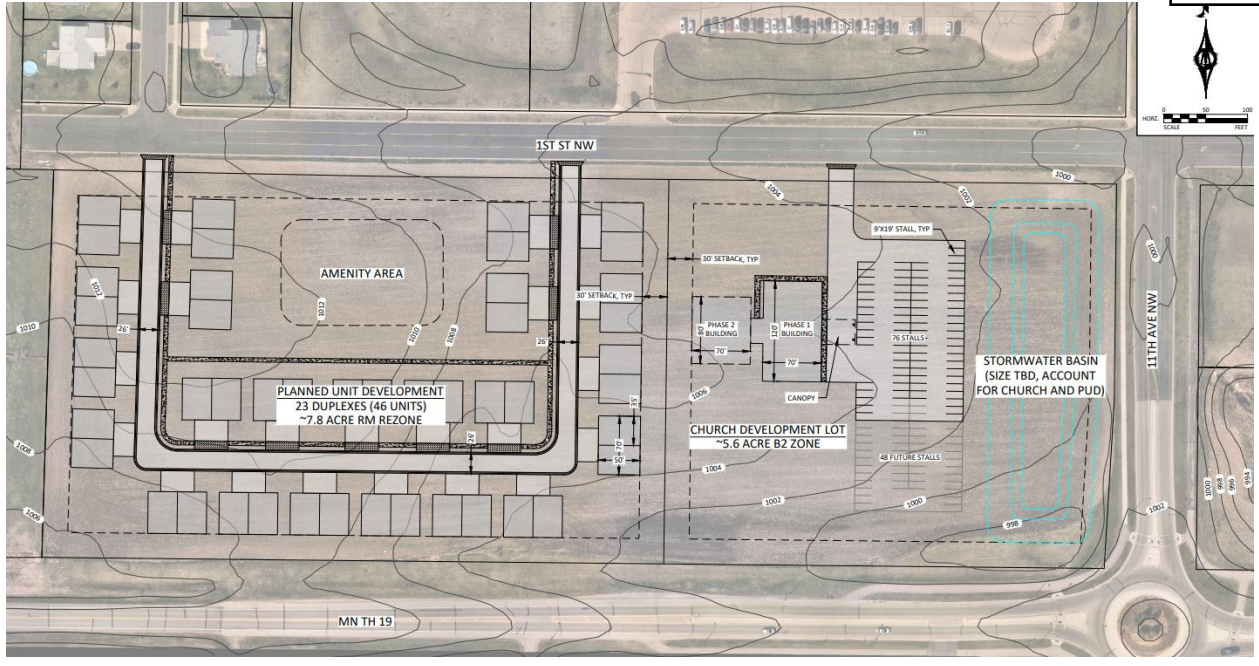
Housing Goal 2 – Complement New Prague's housing policies with economic development goals, growing businesses and population in tandem.

-This goal contains a strategy to encourage high-density development in areas near commercial areas. While no commercial has occurred in this area at this time, the residential could spur on commercial development.

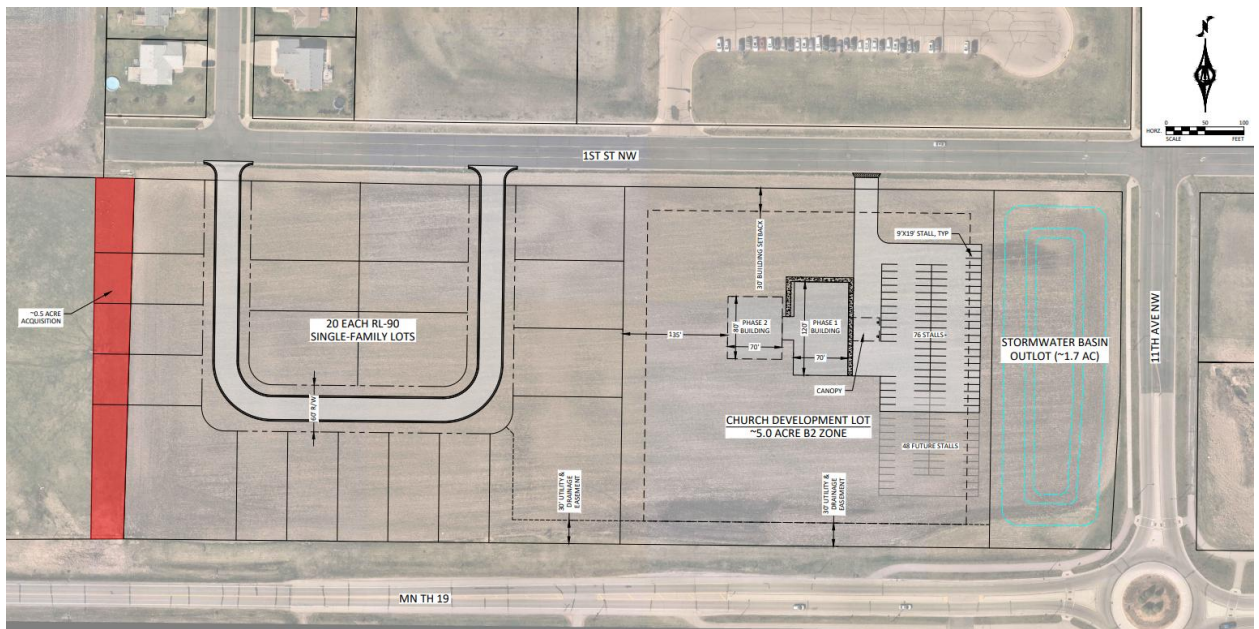
Concepts for Development of the 13.43 Acre Site

Two concepts for the development of the 13.43 acre site were provided to the City in conjunction with the rezoning and request.

Concept Plan 1 shows 5.6 acres for future church development which also accommodates future growth and expansion. The remaining 7.8 acres is shown as twin homes, most likely as a Planned Unit Development with a private driveway and association maintenance. 46 units would be accommodated within this concept as well as an additional "amenity area" which could include recreational features for the residents.



Concept Plan 2 shows more traditional single family home development which is allowed under RM Medium Density Residential Zoning (as it most of the Raven Stream Village Development with single family homes to the north). 20 single family lots are shown, however the lots are significantly larger than the minimum required of 50' wide and 5,500 sq. ft. area so it's very possible to have more lots than are shown in the concept. This concept shows a public road and would require possible acquisition of land from the property owner to the west if lots were to be kept at a much larger than minimum lot size.



Misc. Staff Comments

Public Works, Utilities, Police and Fire were all solicited for comments regarding the request. At the time of writing this report, no comments or concerns were received.

Criteria for Amending the City’s Comprehensive Plan and Granting Zoning Map Amendments (Rezoning)

The Comprehensive Plan is intended to guide the growth of the community. As events and circumstances within the community change, the Comprehensive Plan can be reviewed and updated, as appropriate. Amendments to the Comprehensive Plan require a public notice, a public hearing conducted by the Planning Commission and City Council final review and approval. Amendments to the Comprehensive Plan should be considered if there have been changes within the community or issues which were not anticipated by the Plan. Staff believes that the proposed amendment to the Comprehensive Plan and rezoning are justifiable due to the fact that the land has been zoned for Commercial use for over 20 years with essentially no interest for commercial development mostly due to low traffic counts and lack of a population base in the area and due to the fact that the rezoning would support goals of the comprehensive plan related to housing.

The Comprehensive Plan may be amended upon petition from the public, initiation by the Planning Commission or direction from the City Council. No amendment shall be adopted until a public hearing has been conducted by the Planning Commission with recommendation to the City Council. A 2/3 affirmative vote of the City Council is required to amend the Plan.

The City Council may adopt amendments to the zoning ordinance and zoning map in relation both to land uses within a particular district or to the location of a district line. Such amendments shall not be issued indiscriminately, but shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the Comprehensive Plan or changes in conditions in the City.

Kinds of Amendments:

- A. A change in a district's boundary (rezoning).
- B. A change in a district's regulations; and
- C. A change in any other provision of this ordinance.

Recommendation

Staff recommends approval of the Comprehensive Plan amendment and associated rezoning to re-guide and rezone the following described properties from B-2 Community Commercial to RM Medium Density Residential:

The west 750’ of Outlot G Raven Stream Village First Addition, according to the recorded plat thereof, Scott County, Minnesota.

With the following findings supporting the Comprehensive Plan amendment:

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1. The subject site has been both guided and zoned for B-2 Community Commercial uses for over 20 years with no interest due to low traffic counts and lack of a population base on the west side of the city.
2. Amending the future land use plan will not create a nuisance in the surrounding zoning districts in that the additional residential land will provide additional housing options to support future adjacent commercial development and provide a buffer to additional single family zoning to the NW of the subject site.

Comprehensive Plan 2045, Chapter 3’s section on Housing provides support for the rezoning as follows:

Housing Goal 1 – Attract and retain residents including young professionals, families and retirees by supporting Life Cycle Housing throughout the Community.

-This goal supports additional RM zoning to offer a variance of housing types.

Housing Goal 2 – Complement New Prague’s housing policies with economic development goals, growing businesses and population in tandem.

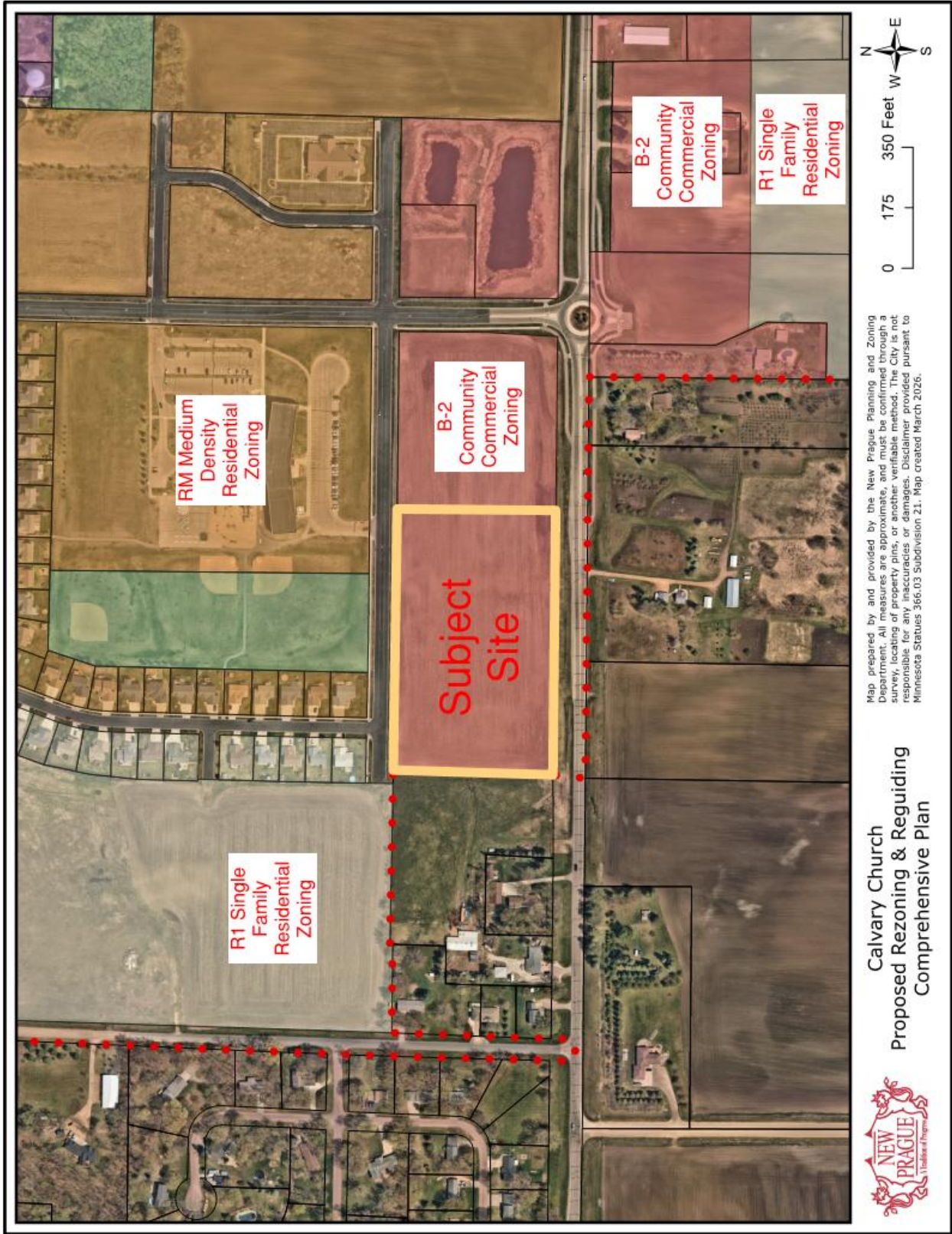
-This goal contains a strategy to encourage high-density development in areas near commercial areas. While no commercial has occurred in this area at this time, the residential could spur on commercial development.

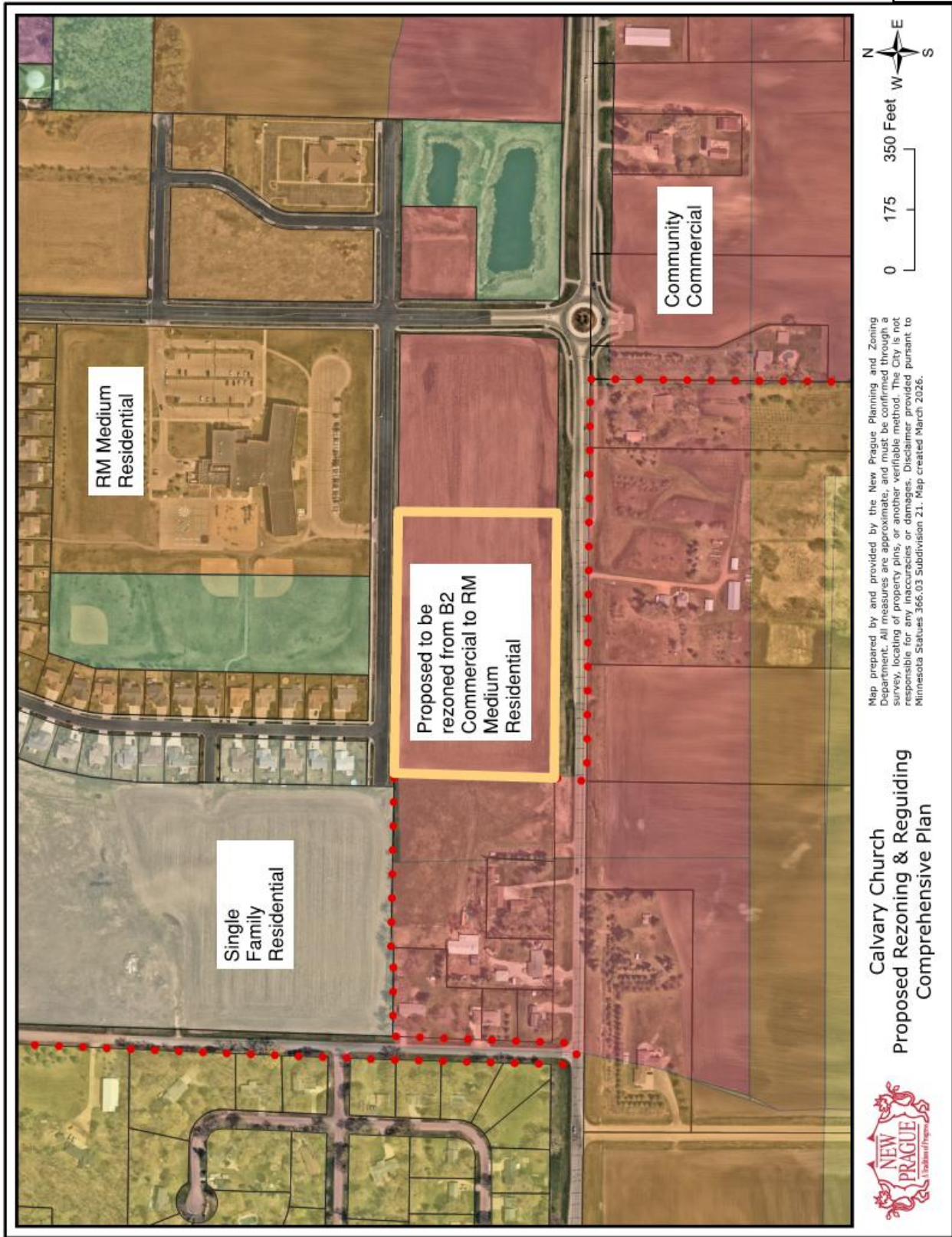
and with the following findings supporting the rezoning request:

1. Rezoning the land described to RM Medium Density Residential will provide for additional housing options in an area with public roads and utilities already in place and which will help support demand for adjacent land that remains commercially zoned.
2. Rezoning the land described to RM Medium Density Residential will conform to the City’s Comprehensive Plan.

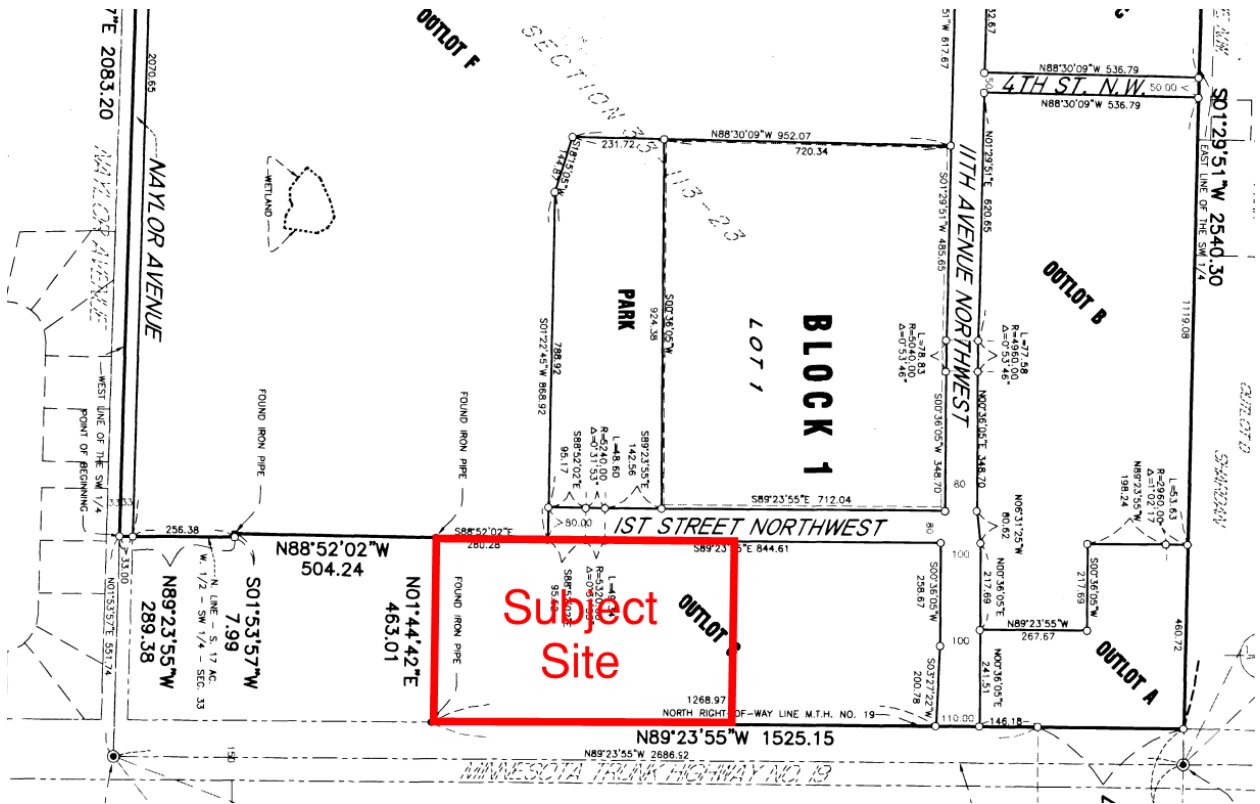
Attachments

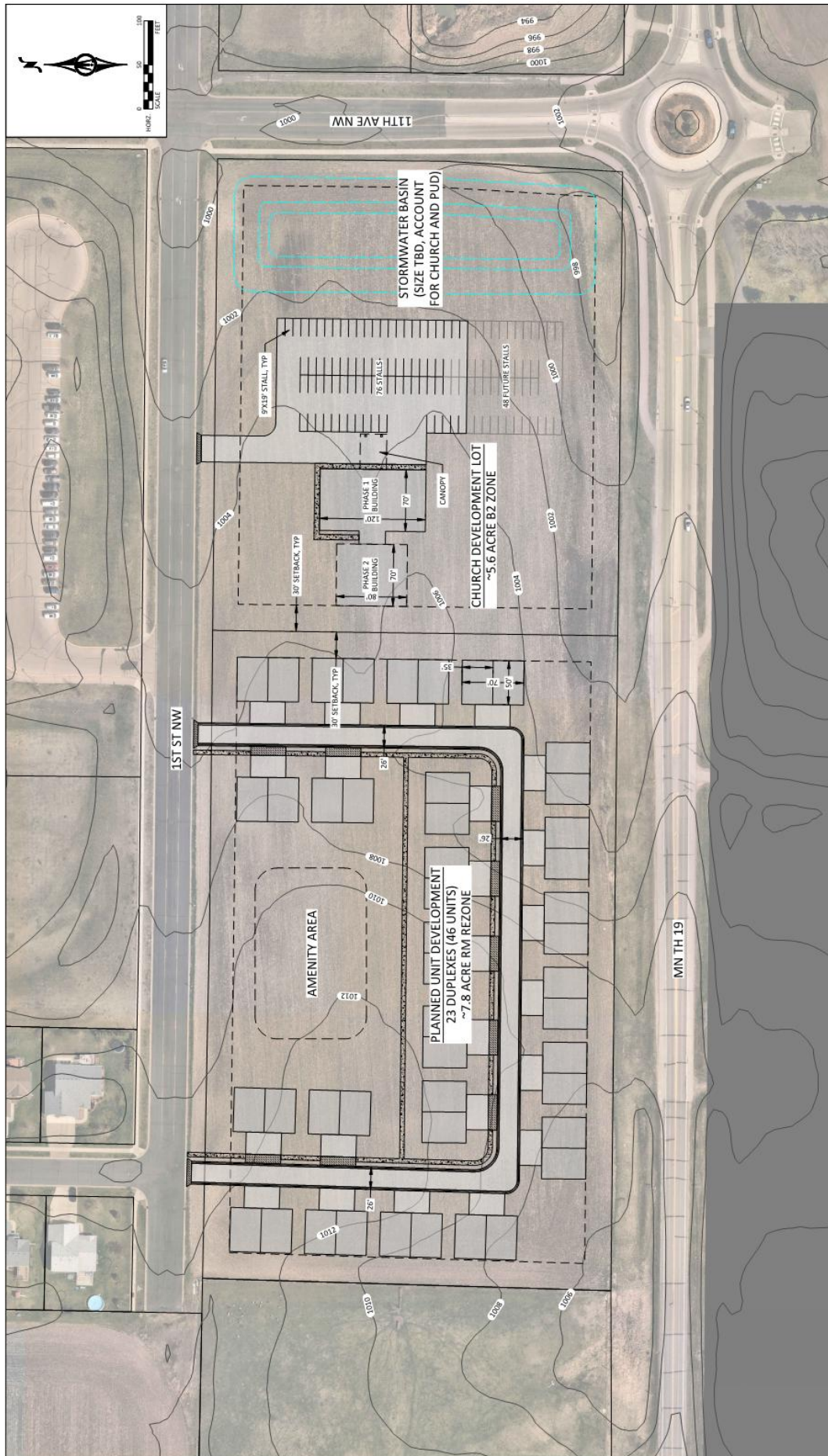
1. Existing Zoning Map – March 2026
2. Proposed Reguiding and Rezoning Map – March 2026
3. Plat Map – Undated
4. Concept Plan 1 – February 2026
5. Concept Plan 2 – February 2026
6. Photos – Dated 4/7/26



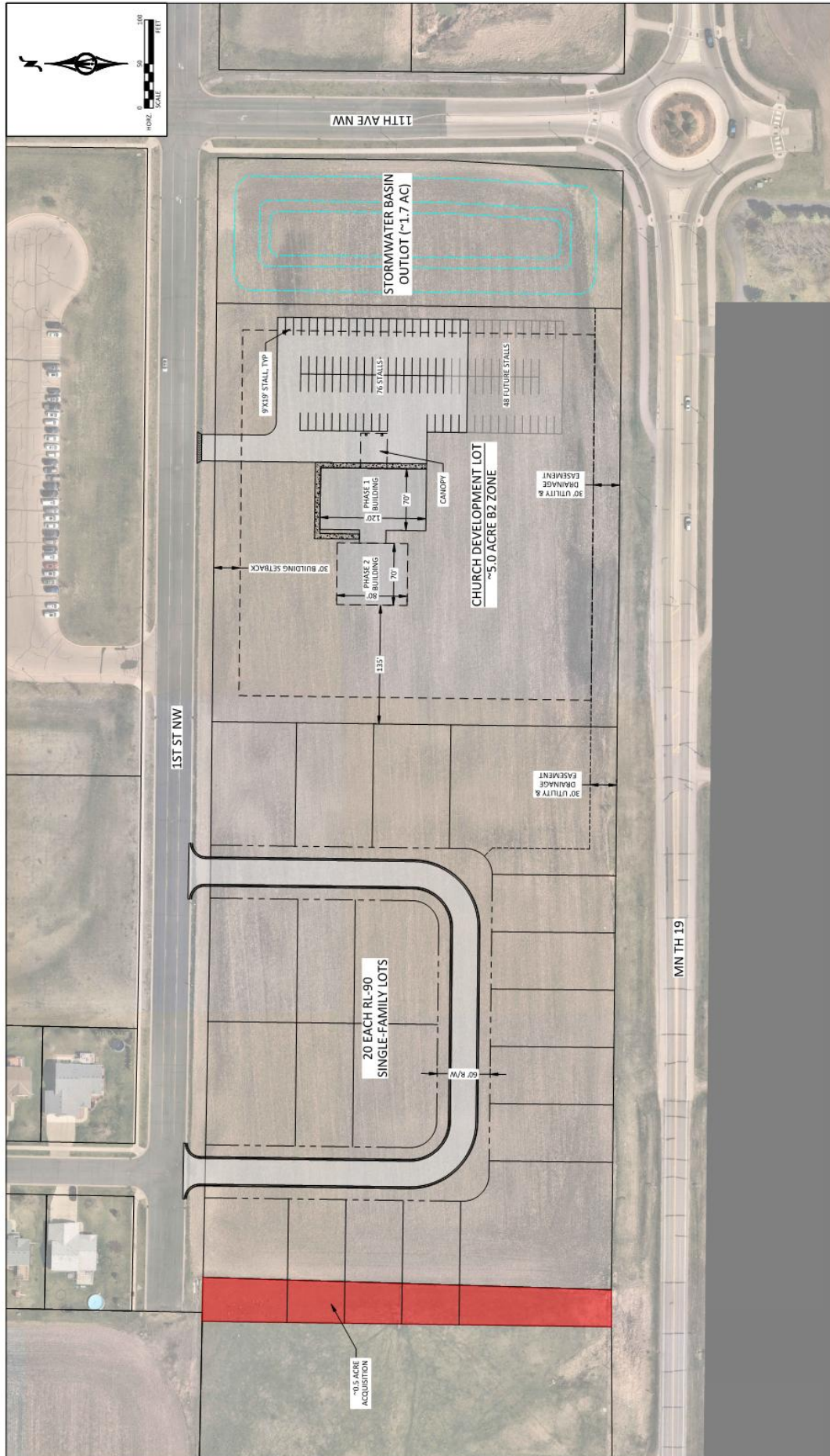


Map prepared by and provided by the New Prague Planning and Zoning Department. All measures are approximate, and must be confirmed through a survey, including on property pins, monuments, and other methods. The City is not responsible for any errors or omissions. Disclosures provided pursuant to Minnesota Statutes 366.03 Subdivision 21. Map created March 2026.





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Looking SW from intersection of 1st Street NW and 11th Ave. NW



Looking West along 1st Street NW



Looking SE from 1st Street NW



Looking SE along 1st Street NW

April 2026 EDA Business Updates:

- **0 new home permits** were issued in March (0 single family homes, 0 townhome units and 0 apartment units). Three new home permits are available for pick up at this time.
- An Administrative Subdivision application was received from **Mayo Clinic Health System** to accommodate the sale of some additional land (to possibly be used for additional parking) to the future new owner of the Queen's Court Apartments. A closing is scheduled for 3/31/26. Staff does not know the name of the new owner or what the plans are for improvements (if any) for the apartment building.
- A Conditional Use Permit application was received this week from **Bold North Hemp, LLC** to locate a cannabis cultivation facility at the former mill located at 100 2nd Ave. SW. The cultivation would be entirely indoors, and staff are currently collecting additional information on the request in anticipation of the request being reviewed by the Planning Commission at the April 22nd Planning Commission meeting. The precise location for the operation is proposed to be in the former warehouse space immediately north of 2 If By Sea Tactical.
- **Heartland Credit Union** opened up in their new location on 3/30/26.
- A building permit has been applied for to expand **Anytime Fitness** into the former Heartland Credit Union space at 201 Chalupsky Ave. SE.
- **Aventus Investments LLC** is working towards closing on the last two lots in the industrial park.
- A building permit was issued to **Electric Pump** for some minor internal remodeling at their location at 201 4th Ave. SW.
- **Alton Ave. corridor study update** - While still in draft form, the preliminary revisions to the corridor study include utilizing roundabouts similar to Alton Ave. south of TH19 (Main Street) with medians that can remain open but be closed off in the future pending traffic concerns.