

City of Finlayson Planning and Zoning Commission
Finlayson City Hall
September 2, 2025 6:30-8:30 p.m.

1. Roll Call: Dennis Liebelt, Nancy Liebelt, Marge Haefner, Ed Melzark-ZA, Jeff Flaws-Liason, Bruce Pogatchnik, Nate Konkell. Absent: Roland Henkel, Josette Koets Guests: Dave Auchter-Mayor

2. Pledge of Allegiance: Nate Konkell led and called the meeting to order.

3. Approval of Agenda: Dennis made a motion to accept the agenda, seconded by Pogatchnik. Motion carried unanimously.

4. Minutes of the Preceding Meetings

August 4, 2025: Correction: New Business: Clarification of city zoning map should read..., from R1 designation to RR. (previous minutes submitted by Nate Konkell) Dennis motioned to accept the minutes with correction, seconded by Pogatchnik. Motion carried unanimously.

Motion by Dennis to accept the minutes. Motion carried unanimously.

5. Applications for Review: None

6. Communications & Reports:

Ed Melzark-ZA: nothing to report

Jeff Flaws-Liason: updated on blight on 6485 Front Street stating the possibility of grants through ECRDC, forgivable loans; and P & Z's need to look at enforcement activity.

Dave Auchter-Mayor: reported on special meeting with engineers about infrastructure:

- \$7.5 Million infrastructure update
- upgrading water system and buildings with improvements (estimate \$3.7 Million)
- pressure filter vs sediment tank
- sandblasting/lining/painting inside of water tower (estimate \$1 Million)
- relining all sewer lines (\$2.7 Million)
- leveling of line on 3rd Avenue that has sagged (estimate \$159,000)
- upgrade/replace sewer lift pump station

The maintenance will help lower costs of operation, update the old system, and provide for a potential of adding reverse osmosis at a later date. The engineers will help with grants, USDA loans or other financial matters. A financial consultant may need to be involved in the process.

The engineers report that the streets are in relatively good shape. The slurry coating from 2000 2012 is chipping off and may need resurfacing/grinding, etc.

Creamery Update: Pine County-Greg Beck recommended that the county commissioners look at asbestos removal and possible demolition of the building. If Pine County does this work, it would be in control of the property. An option would be for the City of Finlayson to purchase the property for \$1, to get a DEED or Brownfield grant to demo the building.

Subcommittees:

- iZoning Maps: Bruce, Dennis, Nancy, Ed will meet **Sept 15, 2025 @ 12:30** at city hall
- iiAnimal Ordinances: Nate, Ed (possibility of Roland and Josette) will meet September 25, 2025 at 9:00 a.m. @ city hall.
- iiiBurning Ordinance: Dennis will contact Wyatt Lucht-Fire Chief to review/update the burning

ordinances.

- ivDivision, Subdivision & Zoning Ordiances: Dennis, Nancy. Ed, and Marge will meet Sept 17, 2025 at 9:00 a.m. @ city hall.
- vLand Use Permits (process – completed and sent to city for approval) Application is 90% done, needs retyping. Marge and Nancy will complete, present at the October meeting, and then send to the City Council for their final approval. Meeting date to be determined.

7. Old Business:

Fee Schedule: Motion by Nate Konkel to send the Fee Schedule generated by Planning and Zoning to the Finlayson City Council with updates for them to vote on final approval at the Sept city council meeting. And to request all other departments to update their fees and get that info to the clerk/city council as soon as possible. Motion passed unanimously.

Blight Concerns: 6485 Front Street: possibility of ECRDC grant funds discussed in liason report above.

Creamery Property: Discussed under mayors report
2326 Highway 18: Jeff Flaws-Liason motioned that the city direct Planning & Zoning to design an action plan or abandon action on 2326 Highway 18. Motion carried unanimously.

Rezoning PID 380005005 and 380005000 from RI to RR: The city will proceed with notification of public meeting, notification of area property owners within 350', and handle this matter.

Subdivision (Major & Minor) Flowchart/Checklist: (see above subcommittees)

8. New Business:

Public Hearing- **Recommendation to Council:**

Rezoning Map, Comp Plan, Ordinance Updates: to be done at **a public meeting** at the P & Z October 27, 2025 gathering at Finlayson Community Center at 6:00 p.m.

Zoning Map Corrections & Updates: see subcommittees

MN Land Trust: Dennis gave an update on a land trust being developed. Zoning would not be changed, but a denotation should be developed for zoning maps. Mapping subcommittee will address this at their upcoming meeting.

Publication Updates on a maintenance schedule: Jeff discussed getting all scheduled meeting dates and info to the city so it can be entered on the website as needed.

9. Miscellaneous:

Blight Ordinance review tabled.

Possible vehicle ordinance issues is done because the city did not see it as an issue at this time.

Commission vs committee: the terms were read and discussed and may need clarification

10. Adjournment:

Meetin adjourned at 8:33 p.m.

Respectfully submitted by Nancy Liebelt

Upcoming Meetings at Finlayson City Hall meeting room:

Sept 12, 2025	9:00 – noon workgroup ? Marge & Nancy site permit
Sept 15, 2025	12:30-3:30 Zoning map ubcommittee (, Nancy, Dennis, Ed)

Sept 17, 2025	9:00 – noon workgroup for subdivision, division & zoning (Nancy, Den, Marge, Ed)
Sept 25, 2025	9:00 – noon workgroup on animal ordinances (Nate, Ed, Josette, Roland?)
Sept 29, 2025	1:00 -2:30 P & Z with Penny workgroup
Oct 6, 2025	6:30-8:00 pm P & Z regular monthly meeting
Oct 14, 2025	6:30 pm Presentation by Penny and others on Comprehensive Plan
Oct 27, 2025	6:00 pm Public meeting on the Comp Plan, Rezoning Map, and Ordinance Updates at Finlayson Community Center with dessert servedU
Nov 3, 2025	6:30-8 pm P & Z regular meeting at city hall