

**AGENDA**  
**REGULAR MEETING – PLANNING COMMISSION**  
**May 6, 2025 – 6:00 p.m.**  
**Mississippi Room, Monticello Community Center**

Commissioners: Chair Andrew Tapper, Vice-Chair Melissa Robeck, Rick Kothenbeutel, Teri Lehner, Rob Stark  
Council Liaison: Councilmember Kip Christianson  
Staff: Angela Schumann, Steve Grittman, Bob Ferguson, Tyler Bevier

**1. General Business**

- A. Call to Order
- B. Roll Call
- C. Consideration of Additional Agenda Items
- D. Approval of Agenda
- E. Approval of Meeting Minutes
  - Regular Meeting Minutes – April 1, 2025
  - Workshop Meeting Minutes – March 4, 2025
- F. Citizen Comment

**2. Public Hearings**

- A. Continued Public Hearing - Consideration of a Request for an Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, Section 153.044 Business Base Zoning Districts, Central Community District for standards applicable to Parking and 153.067 Off-Street Parking, Standards applicable to commercial, industrial and civic/institutional uses in the Central Community District (CCD).  
Applicant: City of Monticello
- B. Consideration of a request for a Conditional Use Permit for an Accessory Structure-Major in the R-1, Single Family Residential District with a driveway leading to the detached structure in the rear yard.  
Applicant: Benjamin Roberg
- C. Consideration of a request for Preliminary Plat of Meadows at Pioneer Park; Development Stage Planned Unit Development; Rezoning to Planned Unit

Development for proposed 157 single-family residential development in the Monticello Orderly Annexation Area (MOAA), currently guided as low-density residential

Applicant: Reid Schulz

- D. Consideration of an Amendment to the Monticello 2040 Vision + Plan (Comprehensive Plan), Chapter 3, "Land Use, Growth and Orderly Annexation" regarding certain parcels from their existing Estate Residential, Commercial and Residential Flex, and Mixed Neighborhood designations to Light Industrial Park designation.

Applicant: Scannell Properties, LLC

- E. Consideration of a request for Amendment to the Red Rooster Planned Unit Development for changes related to the building expansion for vehicle use and storage. Applicant: Brian Jovan/Jovan Properties LLC

- F. Consideration of a request for an Amendment to the Conditional Use Permit for Planned Unit Development for Carcone Second Addition, for interim improvements to support the land use of vehicle sales, display and storage.

Applicant: Aeron Ashbrook

**3. Regular Agenda**

**4. Other Business**

- A. Community Development Director's Report

**5. Adjournment**