

**AGENDA**  
**REGULAR MEETING – PLANNING COMMISSION**  
**Tuesday, April 3, 2026 – 6:00 p.m.**  
**Mississippi Room, Monticello Community Center**

**PLANNING COMMISSION WORKSHOP**  
**Monticello Community Center – Academy Room**

5:00 p.m. Discussion on Amendments to 2040 Vision + Plan and Zoning Ordinance  
for single-family housing goals

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 Regular Meeting Minutes
  - 1. February 3, 2026
  - 2. March 3, 2026: No official business was conducted and no minutes were prepared for the meeting due to the lack of a quorum of the Commission
- F. Citizen Comment

**2. Public Hearings**

- A. Consideration of an Amendment to the Stony Brook Village Planned Unit Development District for amendment to the proposed residential twinhome structures, including design standards for the exterior elevations and floor plans. Applicant: Thomas Dehn – Thomas Allen Homes LLC
- B. Consideration of a Preliminary Plat for Jefferson Commons Fifth Addition and Conditional Use Permits for Cross-Access on a 7.01 acre site in a B-4 (Regional Business) district, for a Day Care Center use. Applicant: Kid’s Haven Childcare and Preschool

Planning Commission Regular Meeting Agenda – April 7, 2026

- C. Consideration of an Amendment to the Monticello 2040 Vision + Plan (Comprehensive Plan), Chapter 3, “Land Use, Growth and Orderly Annexation”, re-guiding certain parcels from the Light Industrial Park land use designation to other land use designations, and including any other amendments to related sections of Chapter 3 necessary to regulate land use for the subject area.  
Applicant: City of Monticello
  
- D. Consideration of an Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, § 153.041 Districts Established for the creation of a new zoning district to include public and quasi-public uses; and any other related sections of text necessary to define and regulate public and quasi-public uses within the City  
Applicant: City of Monticello

**3. Regular Agenda**

**4. Other Business**

- A. Community Development Director’s Report

**5. Adjournment**