



CITY OF  
GRANITE FALLS

**PLANNING COMMISSION MEETING  
MINUTES**

**October 28, 2025  
6:30 PM  
Civic Center**

**1. CALL TO ORDER (VIA IN-PERSON & ONLINE VIA ZOOM)**

**Chair Frederick Cruger** called the meeting to order at 6:30 p.m.

**2. FLAG SALUTE**

**Chair Frederick Cruger** led the Planning Commission in the Pledge of Allegiance to the flag.

**3. ROLL CALL**

**Chair Frederick Cruger** verbally called out each of the Planning Commission's names.

**City Clerk Darla Wilkins** took note of the meeting attendance.

<b>Present:</b>	Planning Commissioner Frederick Cruger, Planning Commissioner Jude Anderson, Planning Commissioner Scott Morrison, Planning Commissioner Laura Houk
<b>Absent:</b>	Planning Commissioner Loren Tonggard
<b>Staff:</b>	City Clerk Darla Wilkins, Planning Director Amy Hess, Deputy City Manager Brent Kirk
<b>Consultant:</b>	Patrick Kelly, AHBL, Inc., Wayne Carlson, AHBL, Inc.

**4. NEW BUSINESS**

- 4.A. Public Hearing - 6:30 p.m., or soon thereafter  
Proposed Amendments to Title 19 & 21 of the Granite Falls Municipal Code**

<b>MOTION:</b>	Motion to open the public hearing.
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<b>MOVER:</b>	Planning Commissioner Jude Anderson
<b>SECONDER:</b>	Planning Commissioner Scott Morrison
<b>AYES:</b>	Planning Commissioner Frederick Cruger, Planning Commissioner Jude Anderson, Planning Commissioner Scott Morrison, Planning Commissioner Laura Houk
<b>NAYS:</b>	None
<b>RESULT:</b>	<b>APPROVED</b>

**Consultant Planner Patrick Kelly with AHBL**, gave a PowerPoint presentation regarding the proposed amendments to Title 19 & 21 of the Granite Falls Municipal Code including:

- Development Density Standards
- Street Design Standards
- Definitions
- Development Standards
- Project Permit Types and Timelines
- Comprehensive Plan Amendments
- Legal Lot Status
- Unit Lot Subdivisions
- Landscaping Standards
- Sign Standards
- Parking Standards
- Accessory Dwelling Units
- Recreational Vehicles
- Parking of Trucks, Trailers, or Tractor Trailer Combination
- Impact Fees

Correspondence was received this afternoon by David Toyer, Toyer Strategic Investments.

Staff would like additional time to review the comments received but feel comfortable moving ahead on the following changes suggested:

1. Refining allowed uses for equipment rental in the sales, service/repair in industrial zones.
2. Criteria for allowing below the minimum density in the MR zone to add easements, critical areas and site access as factors to be considered when considering reduction to density in the MR zone.

<b>MOTION:</b>	Motion to open the public testimony portion of the public hearing.
<b>MOVER:</b>	Planning Commissioner Scott Morrison
<b>SECONDER:</b>	Planning Commissioner Jude Anderson
<b>AYES:</b>	Planning Commissioner Frederick Cruger, Planning Commissioner Jude Anderson, Planning Commissioner Scott Morrison, Planning Commissioner Laura Houk
<b>NAYS:</b>	None
<b>RESULT:</b>	<b>APPROVED</b>

No one signed up or chose to speak from the audience.

<b>MOTION:</b>	Motion to close the public testimony portion of the public hearing.
<b>MOVER:</b>	Planning Commissioner Scott Morrison
<b>SECONDER:</b>	Planning Commissioner Laura Houk
<b>AYES:</b>	Planning Commissioner Frederick Cruger, Planning Commissioner Jude Anderson, Planning Commissioner Scott Morrison, Planning Commissioner Laura Houk
<b>NAYS:</b>	None
<b>RESULT:</b>	<b>APPROVED</b>

<b>MOTION:</b>	Motion to close the public hearing.
<b>MOVER:</b>	Planning Commissioner Scott Morrison
<b>SECONDER:</b>	Planning Commissioner Laura Houk
<b>AYES:</b>	Planning Commissioner Frederick Cruger, Planning Commissioner Jude Anderson, Planning Commissioner Scott Morrison, Planning Commissioner Laura Houk
<b>NAYS:</b>	None
<b>RESULT:</b>	<b>APPROVED</b>

<b>MOTION:</b>	Motion to approve changes from the October 28, 2025 letter from David Toyer including #4 in Table 19.03-1 adding the words " <u>sales, service/repair and rental</u> ", #6 in 19.03.08 (1) minimal density standards
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	using the word "access where the site is constrained due to its unusual shape, topography, location, easements, critical areas, <u>access</u> , or other features that preclude the minimum density being achieved" and approval of the draft.
<b>MOVER:</b>	Planning Commissioner Scott Morrison
<b>SECONDER:</b>	Planning Commissioner Jude Anderson
<b>AYES:</b>	Planning Commissioner Frederick Cruger, Planning Commissioner Jude Anderson, Planning Commissioner Scott Morrison, Planning Commissioner Laura Houk
<b>NAYS:</b>	None
<b>RESULT:</b>	<b>APPROVED</b>

## 5. CURRENT BUSINESS

None.

## 6. ADJOURNMENT

With no further business to come before the Planning Commission, the meeting was adjourned at 7:20 p.m.