



**PLANNING COMMISSION
REGULAR MEETING
ANOKA CITY HALL
Tuesday, January 6, 2026
7:00 P.M.**

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Oaths of Office**
- 4. Appointments of Officers**
 - a. Chairperson
 - b. Vice-Chairperson
 - c. Parking Advisory Board
- 5. Approval of Minutes**
 - a. December 2, 2025, Regular Meeting
- 6. Old Business**
- 7. New Business**
- 8. Public Hearings**
- 9. Miscellaneous**
 - a. Work Session Wednesday, January 21, 2026
- 10. Adjournment**



Auxiliary aids for handicapped persons are available upon request at least 96 hours in advance. Please call the City Manager's office at (763) 576-2710 to make arrangements.

NOT APPROVED
**ANOKA PLANNING COMMISSION
REGULAR MEETING
ANOKA CITY HALL
TUESDAY, DECEMBER 2, 2025
7:00 P.M.**

CALL TO ORDER:

The regular meeting of the Anoka Planning Commission was called to order at 7:00 p.m.

ROLL CALL:

Planning Commissioners present: Chair Borgie Bonthuis, Nancy Coleman, Don Kjonaas, Shari Nemec, Peter Rech, Andrew Stockholm, and Logan Thompson

Planning Commissioners absent: None

Staff present: City Planner Clark Palmer

APPROVAL OF MINUTES:

- a. Approval of October 21, 2025, Work Session Minutes

MOTION WAS MADE BY COMMISSIONER KJONAAS, SECONDED BY COMMISSIONER RECH, TO APPROVE THE MEETING MINUTES OF OCTOBER 21, 2025, WORK SESSION.

7 ayes – 0 nays. Motion carried.

- b. Approval of November 5, 2025, Regular Meeting Minutes

MOTION WAS MADE BY COMMISSIONER KJONAAS, SECONDED BY COMMISSIONER THOMPSON, TO APPROVE THE MEETING MINUTES OF NOVEMBER 5, 2025, REGULAR MEETING.

7 ayes – 0 nays. Motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

None

PUBLIC HEARINGS ON NEW APPLICATIONS:

A-2025-029 Zoning Text Amendment, Amending City Code Sections 78-316(h)(2)b. (East Main Street Mixed-Use District, East Main Street Subdistrict 1 (EM-1) – Conditional Uses) and 78-316(h)(2)d. (East Main Street Mixed-Use District, East Main Street Subdistrict 1 (EM-1) – Prohibited Uses); Removing “Churches, Religious Institutions” as a Conditional Use in the EM-1 and Adding “Churches, Religious Institutions” as a Prohibited Use in the EM-1

City Planner Palmer reported that, as discussed at a recent Planning Commission work session, the Commission is requesting an amendment to the East Main Street Mixed-Use District, East Main Street Subdistrict 1 (EM-1), removing “churches, religious institutions” from the EM-1. Staff have prepared an amendment removing the use as a conditional use and adding it as a prohibited use in the district regulations.

Commissioner Stockholm noted the lack of definition within the City Code for an assembly use. He asked for more information on which assembly uses are permitted within different zones. He stated that he has learned more about the Religious Land Use and Institutionalized Persons Act (RLUIPA). He recognized that there can be conflict if a religious assembly use is in any way limited where other uses are allowed, but that there could be other reasonably zoned areas for religious institutions, and asked for more information.

City Planner Palmer stated that when the church came through the Conditional Use Permit (CUP) process, he spoke about RLUIPA. He stated that there is nowhere in the City Code where it states assembly uses are allowed or disallowed, explaining that those uses are called out by type, such as event center. He stated that during the worksession discussion, Commissioner Stockholm referenced the city of Stillwater, which does not allow religious institutions within its downtown area. He explained that if the use were removed from a zoning district, a request could still be made by a religious institution to amend the zoning district. He noted the discussion that occurred during the last CUP review about the conflicting uses and impacts within the downtown area. He stated that at the worksession there was unanimous support from the Commission to proceed with the amendment, but noted that action could be tabled if more information is requested.

Commissioner Stockholm noted certain limitations that could be placed on uses to prevent oversaturation within an area and asked if that could be a method of regulation.

City Planner Palmer stated that those discussions were had at the worksession and the direction was to proceed with the amendment.

Commissioner Nemec asked the number of cities that define assembly uses. She stated that permitted and prohibited uses are specified within the zoning districts, rather than trying to define a broad use, such as assembly uses. She stated that if a business wants to come into a

zoning district where that use is not spelled out, it can request an amendment.

City Planner Palmer stated that if desired, the Commission could postpone action on this item and hold another worksession on this topic.

Chair Bonthuis opened the public hearing at 7:17 p.m.

No comments.

As no one further wished to appear, Chair Bonthuis closed the public hearing at 7:17 p.m.

City Planner Palmer stated that RLUIPA is specific and defines assembly uses in general. He recognized that there are a lot of assembly uses within the downtown area, and the previous request allowed a church to be located in that downtown area. He stated that the question was whether religious institutions should be allowed within the downtown and whether they would conflict with the other assembly uses and other uses within the downtown area. He noted that additional research could be done on this topic, and it could be brought back to a worksession if that is the desire.

Commissioner Rech stated that at the last worksession, there was a lot of discussion about the oversaturation of uses. He noted that this amendment would prohibit churches as an allowed use within the district and commented that if a user wanted to come into the district, they could request an amendment to the zoning district. He felt comfortable moving forward with the amendment as presented.

Commissioner Nemec stated that she also feels comfortable moving forward as presented, noting that further amendment could occur in the future if that is necessary.

MOTION WAS MADE BY COMMISSIONER RECH, SECONDED BY COMMISSIONER NEMEC, TO RECOMMEND APPROVAL OF A-2025-029, ZONING TEXT AMENDMENT, AMENDING CITY CODE SECTIONS 78-316(H)(2)B. (EAST MAIN STREET MIXED-USE DISTRICT, EAST MAIN STREET SUBDISTRICT 1 (EM-1) – CONDITIONAL USES) AND 78-316(H)(2)D. (EAST MAIN STREET MIXED-USE DISTRICT, EAST MAIN STREET SUBDISTRICT 1 (EM-1) – PROHIBITED USES); REMOVING “CHURCHES, RELIGIOUS INSTITUTIONS” AS A CONDITIONAL USE IN THE EM-1 AND ADDING “CHURCHES, RELIGIOUS INSTITUTIONS” AS A PROHIBITED USE IN THE EM-1

Further discussion: Commissioner Stockholm asked for and received clarification on the number of churches currently located within the EM-1, EM-2, EM-3, and EM-4 districts. He asked if there should be a limitation of one church per EM district. He commented that the prohibition would seem to impact the ability of the current church within the EM-1 district to sell its building for another church use.

City Planner Palmer explained that the church would become a nonconforming use and therefore could be sold for the same type of use as long as that use began within one year.

Commissioner Stockholm proposed an amendment to limit churches to one per EM district rather than listing it as a prohibited use.

Chair Bonthuis noted that there are two approved churches within EM-1.

City Planner Palmer commented that this type of amendment could result in the same issue as a simple prohibition.

Commissioner Rech withdrew the original motion. Commissioner Nemec withdrew the second.

Commissioner Stockholm stated that it would seem reasonable to limit certain uses within certain districts, as he proposed.

Commissioner Kjonaas asked if the previous CVS building could be converted to a church use if the amendment being discussed were approved.

City Planner Palmer replied that if amended to limit the church use to one per EM district, the CVS site could be redeveloped as a church.

Chair Bonthuis commented that she would be tempted to send this back to the worksession with legal input.

Commissioner Thompson commented that EM-3 is a small district with a large chunk of raw land and would not want to unintentionally allow something that is not desired on that property.

MOTION WAS MADE BY COMMISSIONER KJONAAS, SECONDED BY COMMISSIONER STOCKHOLM, TO POSTPONE THIS ITEM TO THE FEBRUARY MEETING, WITH DIRECTION FOR STAFF TO BRING THIS TO THE JANUARY WORKSESSION.

Further discussion: Commissioner Kjonaas noted that new members may be joining the Commission in January and felt it was important that they are involved in the worksession discussion before being asked to take action on this.

Commissioner Stockholm commented on information he would find helpful for the worksession discussion.

7 ayes – 0 nays. Motion carried.

A-2025-028 Zoning Text Amendment to City Code Sections 78-2, 78-316, 78-265, 78-267, 78-268, 78-270; Amending and Establishing Use Regulations for Cosmetic Tattooing and Body Art Establishments

City Planner Palmer reported that the City Council recently directed staff to prepare a zoning text amendment regarding cosmetic tattooing and microblading. Tattoo shops are currently prohibited in all zoning districts with the exception of the Main Street Mixed Use, West Main Street Subdistrict (WM). However, in the past, staff have received inquiries from beauty shop/salon/spa operators asking if the City of Anoka allows cosmetic tattooing. He presented the draft text amendment for consideration.

Chair Bonthuis opened the public hearing at 8:01 p.m.

No comments.

As no one further wished to appear, Chair Bonthuis closed the public hearing at 8:02 p.m.

MOTION WAS MADE BY COMMISSIONER NEMEC, SECONDED BY COMMISSIONER KJONAAS, TO RECOMMEND APPROVAL OF A-2025-028, ZONING TEXT AMENDMENT TO CITY CODE SECTIONS 78-2, 78-316, 78-265, 78-267, 78-268, 78-270; AMENDING AND ESTABLISHING USE REGULATIONS FOR COSMETIC TATTOOING AND BODY ART ESTABLISHMENTS AS PRESENTED.

7 ayes – 0 nays. Motion carried.

MISCELLANEOUS:

City Planner Palmer reported that there will be a worksession on December 16th and highlighted the agenda topics that will be discussed.

Chair Bonthuis noted that this is the last official meeting for herself and Commissioners Nemec and Kjonaas.

Commissioner Kjonaas commented that he has served on the Commission for almost 20 years and has appreciated the ability to voice opinions and work cooperatively.

Commissioner Nemec commented that it has been a privilege to serve, and she has learned a lot throughout her time on the Commission.

Chair Bonthuis stated that she has also served for almost 20 years and has appreciated the opportunity to work with the members of the Commission and staff. She agreed that the

Commission has had discussion and banter and has arrived at thoughtful decisions. She encouraged residents to apply to serve on the Commission.

Commissioner Nemec recognized the hard work of staff.

City Planner Palmer commented that he has appreciated working with Commissioners Nemec, Kjonaas, and Chair Bonthuis and will miss having them on the Commission.

Commissioner Kjonaas also acknowledged the loss of Commissioner Brewer this year.

ADJOURNMENT:

MOTION WAS MADE BY COMMISSIONER KJONAAS, SECONDED BY COMMISSIONER STOCKHOLM, TO ADJOURN THE MEETING.

7 ayes - 0 nays. Motion carried.

Time of adjournment: 8:08 p.m.

Submitted by: Amanda Staple, *TimeSaver Off Site Secretarial, Inc.*