

**CLEARWATER PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 21, 2025**

1. Call to Order and Pledge of Allegiance: 7:00 p.m.

- Chair Schindele called the Clearwater Planning Commission meeting to order Monday, July 21, 2025, at 7:00 p.m. in the Council Chambers. The Pledge of Allegiance was recited. Members present were Schindele, Mol, Scott, Schwinghammer and Thomes. A quorum was present. Other attendees included Community Development Specialist Kimberlie Gramsey and other members from the public.

2. Approval of Agenda

- **MOTION** by Schwinghammer to approve Agenda as presented, seconded by Scott, all voted aye. **MOTION CARRIED.**

3. Approval of Minutes from May 19, 2025 Regular Meeting

- **MOTION** by Schwinghammer to approve Minutes from May 19, 2025 as presented, seconded by Mol, all voted aye. **MOTION CARRIED.**

4. Discussion Proposed Ordinances

a. Shipping Containers

- Scott questioned how this ordinance would impact the Preserve Disc Golf who are using shipping containers right now. Guest Charles Hutchinson from the Preserve Disc Golf stated he would like to bring a temporary office onsite to eliminate the shipping containers and intends to move forward with a permanent structure.
- Scott stated concerns regarding the flood plain. Hutchinson stated there has been a site evaluation and there are four or five spots where the elevation would be high enough.
- Hutchinson discussed the long-term plans he has for creating camping sites and water and sewer on site. Staff will verify flood plain guidelines and report back.
- Scott stated he is opposed to the limitations of the shipping containers. Stated he would like the option of shipping containers for housing.
- **MOTION** by Thomes to approve shipping containers ordinance as presented, seconded by Mol. Voted aye – Thomes, Mol, Schindele, Schwinghammer. Voted nay – Scott. **MOTION CARRIED 4-1.**

b. Mobile Food Units and Food Carts

- **MOTION** by Mol to approve changed verbiage of the mobile food unit conditions of licensing as presented, seconded by Thomes, all voted aye. **MOTION CARRIED.**

c. Development Security

- **MOTION** by Mol to approve change in verbiage to Sec 117-172 of the development security, seconded by Schwinghammer, all voted aye. **MOTION CARRIED.**

5. Staff Report

a. Development Updates

- Jason Michels
 - Jason Michels with Long Haul Trucking presented a proposed site improvement project involving the development of 500 paid overnight parking spaces available for

lease. He requested feedback from the Planning Commission on whether to proceed with the project as proposed or if alternative uses for the site should be considered.

- Michels noted that there is a national shortage of truck parking, citing a ratio of approximately one parking space for every eleven commercial trucks. He emphasized that this shortage demonstrates a clear need for additional paid parking options.
 - Michels stated he is aware that this would increase truck traffic in the city. He projects there would be 25-30% daily turnover.
 - Michels discussed the security measures he would have in place. Stated there would be a chain link fence with barbwire top, lighting, gate key entrance and security cameras.
 - He is hoping to have large block leases from larger brands.
 - Discussion was had on the need for appropriate turn lanes and bypass lanes at the site entrance. It was noted that coordination with Wright County will be necessary to address the access improvements.
 - Schwinghammer inquired if there has been thought to downsizing the number of spots and creating a hotel as well.
 - Thomes stated concern regarding the additional truck traffic in town.
 - Schwinghammer recommended that Michels present the proposal at an upcoming Economic Development Meeting and a City Council meeting to gather additional feedback and input from those groups.
 - Schindele stated they are not opposed to the project.
- Scott Miller
- Gramsey noted that Miller has a proposed site improvement plan for parcel 104-026-000010 which includes rezoning for storage buildings, a 50'x80' office/storage building and truck parking.
 - The Commission discussed the shortage of residential space and expressed concern about proposed use of the property currently zoned residential for non-residential purposes. There was hesitation about not utilizing the site to address housing needs.

6. Next Meeting Date

a. Monday, August 18, 2025 at 7:00 p.m.

- The board is scheduled to meet Monday, August 18, 2025, at 7:00 p.m.

7. Adjournment

a. MOTION to adjourn by Scott, seconded by Schwinghammer, all voted aye. MOTION CARRIED.

Meeting adjourned at 8:14 p.m.

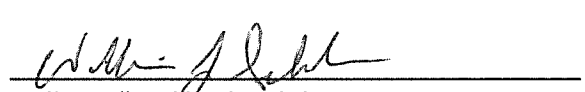
ATTEST



Kimberlie Gramsey

Community Development Specialist

APPROVED



William "Bud" Schindele

Planning Commission Chair