



Regular City Council Meeting 6:00 p.m.
Tuesday, October 21, 2025
Lakeland City Hall

REGULAR CITY COUNCIL MEETING MINUTES

City Council Present: Mayor Craggs, Council Member Wagner, Council Member Erika Rivers, Council Member Martin, & Council Member Millard

City Staff Present: City Clerk Michelle Elsner, Zoning Consultant Emily Herold,

City Staff Via Zoom: City Engineer Erik Henningsgard & City Attorney Dave Snyder

1. CALL TO ORDER – 6:04 PM

2. PLEDGE OF ALLEGIANCE - Recited

3. ADOPT AGENDA – Council Member Millard motioned to adopt the agenda. Seconded by Council Member Rivers, all ayes motion carried.

4. CONSENT AGENDA – Mayor Craggs asked to pull the following items – A, D2, D4 and D5 Council Member Rivers made a motion to approve the agency reports. Second, Council Member Millard, all ayes motion carried.

A. Approve September 16, 2025 City Council Meeting Minutes – Mayor Craggs asked that the non binding letter of intent be added to the action item after the closed session. Council Member Rivers motioned to approve the change to the minutes. Seconded by Council Member Millard, all ayes motion carried

Council Member Rivers moved to approve the agency reports items D1 – D8. Seconded by Council Member Millard, all ayes motion carried.

B. Monthly List of Claims

C. RESOLUTION NO. 2025-21 RESOLUTION APPROVING A CONDITIONAL USE PERMIT AMENDMENT FOR 1081 QUIXOTE AVENUE NORTH – Mayor Craggs motioned to approve items B & C. Second by Council Member Martin all ayes motion carried.

D. AGENCY REPORTS

1. Law Enforcement Report
2. Fire Department Report – Council Member Millard spoke about the fire budget and the fire at the fire hall. The LSCVFD is working with the LMC on the insurance items after the building fire. The department is in full operation at this time. Afton has not approved the LSCVFD budget increases as of this meeting. Fitch and Associates did a preliminary report to the board on their findings.
3. Financial Report – ABDO –
4. Zoning Report – MSA Professionals – Council Member Rivers had questions about the Cheep Storage project and the needed updated plans, Erik Henningsgard reminded the council that there needs to be an entrance removed from the plans per comments from Washington County Public Works.
5. Engineering Report – Erik Henningsgard – SEH Engineering – Mayor Craggs had questions about 1081 Quixote Ave N and the as build plans that need to be submitted to the city once the project has been completed. No rise certificate has been received and approved; the neighbors have approved the impact of the project to their property. The DNR has no comments currently.
6. Public Works/Water Department Report – People Service
7. Animal Control Report – Companion Animal Control
8. Building Permit Report – Rum River Construction Consultants

5. OPEN FORUM (Public Comments, Presentations, and Petitions)

PLEASE KEEP COMMENTS TO NO MORE THAN 5 MINUTES

6. PUBLIC HEARING (Discussion and Action by the City Council will follow each Public Hearing after closing)

A. CUP Amendment for 1151 Rivercrest Rd N, Lakeland, MN 55043 – Emily Herold gave an overview of this request. This amendment is to solidify the front patio into the CUP and cover outdoor events in the parking lot and the rear of the building. To allow the construction of a stage in the rear of the property for some of the larger outdoor events they would like to hold. Requesting to expand food and beverage area outside of their building.

Leo Yurek talked about the history of the front patio and other events at the Bungalow. Including 6 TV's on the patio and live music. Weekly smaller version car show every week during the summer. The big event is in August it is an anniversary party and a fund raiser for the local car club. He spoke to the safety of using flatbed trailers for the bands for the August party.

Joe Kucherella 197 Quamwell – Spoke to the benefit of having the Bungalow in Lakeland as an option for the local kids to have a place to get a job. He also spoke to the benefits of the social aspects for the city. He is in support of allowing the Bungalow to expand their offerings.

David Brandt 1287 & 1243 Rivercrest Rd N. – He doesn't want to have to come before the council to defend the encroachment of the Bungalow on the residential area surrounding it. He approved when it was more of a supper club restaurant than an outdoor event center. He feels that he is going to lose his standard of living. He asks the council to take the stage down and not allow outdoor bands, that the parking is contained in Bungalow parking lot not on the city streets where the actions of the guests effect the neighbor's quality of life. I ask that the council have the Bungalow repair the fencing that is falling apart. Remove the umbrellas from the patio that advertise beer and liquor.

Patrick Koukal 16691 4th St N – Spoke in support of the Tuesday night car shows and the once a year event. As far as the umbrellas on the patio's Afton has the same Umbrellas on their patios. All day long there are semi's and trucks on 95 which make more noise then 2 band members with guitars.

Todd Brandt 1319 Rivercrest Rd N. – Does not have any issues with the Tuesday night car shows. When there is live music it does radiate into the neighborhood. I am not hearing clarity on what Mr. Yurek is expecting. The one annual event is something that is being tolerated in the neighborhood. The event gets really loud and echo's into the neighborhood. It sounds like the permits were not applied for on the stage so no inspections have been done for safety reasons.

Mark Statz 16610 11th St N – Asked for information about the well that was approved by the Mn Dept of Health and the PCA for the sprinkler system at the Bungalow. We love having the Bungalow in our neighborhood, we are concerned about the stage and are here to object to that. We do not support a heavy outdoor usage to the property and that we ask that you don't reward poor behavior since they did not work the proper channels for the stage, and their permissions from the city.

Mark Schelling 1381 Old Toll Bridge Road – Asked about the state statute for notification for a public hearing.

Sandy Brandt 1287 Rivercrest Road – This is not a combat zone this is a neighborhood and the changes to the CUP will affect the neighborhood. The Bungalow has been a real positive in the neighborhood and it s a real presence to our neighborhood.

7. NEW CITY BUSINESS

A. Discussion and Action CUP Amendment for 1151 Rivercrest Rd N, Lakeland, MN 55043 – Emily Herold expanded her explanation of the request for the council. The explanation was given to the city that all the permissions should have been in place from the city before the stage was built along with the updates to the conditional use permit. There was an Interim Use Permit that expired in 2022 for the front patio. When the stage came to light it was explained to the applicant that there would be no further permission given for events without coming to council and updating your CUP.

Leo Yurek responded to the comments from the residents; the current stage took us 3 days to build it is screwed together so I can take the deck off so no one can use it. I am asking if I will be able to leave it for the one event. We are looking to have local events and graduation parties' charity events and things along those lines. I don't want to have large concerts I just want the ability to have events outside of the building.

Council Snyder pointed out there is a lot of variable involving outdoor events and noise and it can be really hard to reel things back in. Is council willing to consider a more detailed explanation of events and frequency and a draft of a more detailed regulatory tools in a Conditional Use Permit in a draft form.

The council has requested more details or clarity from Mr. Yurek on what he is expecting for events and how often live music events will be happening. The council has requested from the neighbor's suggestions of what they think would be acceptable for number of events.

Mayor Craggs motioned to table this item until November a draft of the CUP that can be viewed and that we broaden the mailing to 1500' from the Bungalow. Second by Council Member Rivers, all ayes motion carried.

B. Discussion and Action on 2026 Street Maintenance – Erik Henningsgard gave an explanation of the street maintenance. The council asked for some further information on the maintenance items on the list.

Mayor Craggs motioned to have topographical surveys completed. Second by Council Member Martin, all ayes motion carried.

C. Discussion: City Hall Options The Mayor updated the council on the property at 84 St Croix Trail and the layout suggestions that the architect designed. The proposed configuration of the parking lot was also included in the packet. Erik Henningsgard spoke about the configuration of the parking lot and the functionality of the parking lot. The Mayor explained that a cost estimator has been retained to ensure that the financial numbers are current and correct. The concept of a open house was discussed as far as a day and the way it was going to be run and the information that will be available to the residents.

D. Discussion: Overview of 2026 Budget Proposal – Mayor Craggs gave an overview of the proposed budget for the residents and the council. As a reminder to the council that this will need to be voted on at the next meeting.

8. OLD CITY BUSINESS

A. Discussion and Action on Planning Commission Appointments – 4th candidate for the planning commission will be in attendance - The Council met Paul Patterson and were able to ask him questions. The organization can move forward with planning and logistics. Chris White has offered to assist with the set up of the planning commission. Attorney Snyder stated that the appointments can be completed tonight and we can hold a public hearing at a later date. Council Member Rivers motioned to appoint the members Nancy Millard, Craig Morris, Scott Greisbach & Paul Patterson to the planning commission. Second by Council Member Martin, all ayes motion carried. With the understanding that there will be an organizational meeting within the next 30 days.

B. Discussion and Action on Brennan FEMA payment – The Council will release the payment to the Brennan's once the city has a schedule for the completion of the project. Mayor Craggs motioned to release the payment when a schedule has been provided to the city offices. Second, Council Member Millard, all ayes motion carried.

C. Discussion on Water Rate Study – Staff will have a scope of work and a cost estimate for the November meeting.

9. CITY STAFF REPORTS

10. CITY COUNCIL AND MAYOR REPORTS

11. **ADJOURN** – Council Member Millard motioned to adjourn at 10:05 PM. Seconded by Council Member Rivers, all ayes meeting adjourned