



## New Brighton Planning Commission

New Brighton City Hall | City Council Chambers  
803 Old Highway 8 NW, New Brighton, MN 55112  
6:30 PM June 16, 2026

Members of the Planning Commission will attend the meeting in person unless eligible to attend remotely per MN Stat. 13D.02.

To participate in this meeting, members of the public may:

- **Attend the meeting in person.**
- **Watch the meeting electronically.** Tune into CTV Channel 8023 (CenturyLink) or Channel 16 (Comcast). To observe the meeting as a livestream or a webcast, visit [NBMN.info/View-A-Meeting](http://NBMN.info/View-A-Meeting)

### I. Call to Order

### II. Roll Call

Chair Tim McQuillan

Commissioner Abby Bryant

Vice-Chair Eric Nelson

Commissioner Andre Kuiper

Commissioner Karen Collins

Commissioner Ian Pirner

### III. Approval of Agenda

### IV. Approval of Past Minutes

1. May 19, 2026

### V. Report from City Council Liaison

### VI. Public Hearings

1. **Ordinance 932:** An ordinance to make multiple minor updates to the City's Zoning Code (new zoning code clean up #2).
2. **Ordinance 933:** Group Residential Facility Regulation Updates
3. **Ordinance 934:** Cell Tower Regulation Updates

### VII. Business Items

### VIII. Adjournment



**MINUTES  
PLANNING COMMISSION  
May 19, 2026 City Hall  
Council Chambers 6:30 p.m.**

**I. Call to Order**

The meeting was called to order at 6:30 p.m.

**II. Roll Call**

Members Present: Chair Tim McQuillan, and Commissioners Abby Bryant, Karen Collins, Eric Nelsen and Ian Pirner

Members Absent: Commissioner Andre Kuiper

Also Present: Ben Gozola – Assistant Director of Community Assets and Development

**III. Approval of Agenda**

**Motion by Commissioner Pirner, seconded by Commissioner Collins, to approve the May 19, 2026 agenda as presented.**

**Approved 5-0.**

**IV. Approval of Minutes**

**Minutes from April 21, 2026**

**Motion by Commissioner Collins, seconded by Commissioner Pirner, to approve the April 21, 2026 meeting minutes as presented.**

**Approved 5-0.**

**V. Report from City Council Liaison**

There was no report from the City Council.

## VI. Public Hearing

- (A) **Conditional Use Permit / Site Plan Amendment, and easement vacation request:** Application from Global Academy to construct a new educational greenhouse feature on their school campus at 3000 5th St NW – PID 30-30-23-23-0044. The desired location will require partial vacation of an existing pondage and flottage easement to make way for the new building footprint.

Assistant Director of Community Assets and Development Gozola reported Global Academy is proposing to construct a roughly 41' x 20' greenhouse (≈ 820' sq ft) on the school campus to add to their educational offerings for students. Staff provided further comment on the request and recommended approval of the Conditional Use Permit/Site Plan Amendment, based on the findings of fact and subject to the following conditions:

1. All issues outlined in the Engineering Memo dated 5-12-26 shall be successfully addressed.
2. Exterior materials on the knee wall surrounding the greenhouse must be compliant with code standards (must match or be complementary to the existing primary structure on the site).
3. All utility extensions must be approved by engineering prior to a building permit being approved for construction of the greenhouse.
4. An RCWD Notice of Intent form along with final plans shall be submitted to the RCWD prior to beginning construction.
5. Official school use of the greenhouse facility by classes should avoid conflicts with primary drop-off and pick-up times to minimize potential interaction between students and vehicles.

**Motion by Commissioner Pirner, seconded by Commissioner Nelsen to open the Public Hearing.**

**Approved 5-0.**

The Public Hearing was opened at 6:37 p.m.

Renee Spehn, 500 Yangdon College Lane, explained her property abuts the Global Academy property. She questioned how many variances Global Academy can ask for. She indicated she has concerns with the proposed height of the greenhouse. She inquired how water would flow from this property once the greenhouse was installed.

Marilee Larkin, 517 Yangdon College Lane, stated she would like to see the parking and traffic flow addressed because parking was flowing onto the street. She commented she was also concerned with the speed of traffic along this roadway. She suggested school speed zone signs be installed.

Brandon Crash, Facilities Manager at Global Academy, reported the height of the greenhouse would be 16 feet. He explained there would not be lighting inside the greenhouse, noting he understood lighting was a concern for the neighbors. He indicated the schools goal with the greenhouse was to be able to increase educational opportunities for the students.

Nate Dingles, Civil Engineer, discussed how the water would drain from this property noting the volume of stormwater would be increased in the infiltration basin through this project.

**Motion by Commissioner Pirner, seconded by Commissioner Collins to close the Public Hearing.**

**Approved 5-0.**

The Public Hearing closed at 6:48 p.m.

Chair McQuillan questioned how many variances Global Academy was allowed to have. Assistant Director of Community Assets and Development Gozola explained the school had to meet the confines of City Code regarding setbacks, height requirements, hardcover and building coverage requirements. He indicated a variance was not required for the greenhouse. He noted the maximum height in this district was 30 feet and the greenhouse would be 16 feet. He clarified for the record that the garage and storage shed did not require variances, but rather were allowed by City Code.

Chair McQuillan requested staff speak to the traffic concerns.

Mr. Crash spoke to how Global Academy was working to address the traffic flow concerns.

Assistant Director of Community Assets and Development Gozola reported the greenhouse would not generate new traffic or new trips to the site. He explained he did not recall the city receiving complaints from this property regarding traffic. He stated he could speak with representatives from Global Academy regarding traffic in the future.

Commissioner Collins inquired if the greenhouse would create a better hiding space for people who were visiting the parking lot during the evening hours. Mr. Crash stated he was proposing to add an additional security camera to the property that would view the parking lot and greenhouse. He noted this camera would be added later this summer. He reported he was not aware of any concerns on the property in the evening hours, noting the property had a custodian onsite until 10:00 p.m.

**Motion by Commissioner Bryant, seconded by Commissioner Pirner, to recommend the City Council approve the requested conditional use permit to authorize the addition of a greenhouse facility to the Global Academy school based on the findings of fact and conditions listed on page 13 of the report as may have been amended here tonight.**

**Approved 5-0.**

- (B) Conditional Use Permit / Site Plan:** Application from Atonement Church and Little Voyageurs Montessori School to allow a new pre-school + kindergarten to operate out of a portion of the Atonement Church building at 1980 Silver Lake Road NW – PID 18-30-23-34-0077.

Assistant Director of Community Assets and Development Gozola reported Atonement Church is seeking to welcome Little Voyageurs' Montessori School to 1980 Silver Lake Road NW to operate from this location in the coming years. Little Voyageurs is losing their current location in Colombia Heights at the end of this school year and are seeking a new location prior to the '26-

'27 school year. Staff provided further comment on the request and recommended approval of the Conditional Use Permit/Site Plan, based on the findings of fact and subject to the following conditions:

1. No more than 40 students are authorized under this conditional use permit. Enrollment of over 40 students shall NOT occur until this CUP is amended to allow for a larger enrollment number subject to additional conditions.
2. The existing play area shall be encompassed by new fencing to the north, west, and south. This new fencing may consist of 6' tall black vinyl coated chain link fencing. Final configuration of the fencing shall be approved by DCAD and the Fire Marshal prior to purchase and installation. If required, new curbing shall be installed within the parking lot to control stormwater and provide a physical barrier between the parking area and play area.
3. The existing fencing to the east along Silver Lake Road may continue to be used, but any expansion of eastern fencing shall utilize uniform materials to the existing fence.
4. If/when the entrance to the property is repaved, the facility shall be required to obtain a commercial access permit from Ramsey County.
5. One new accessible parking space shall be provided on the south side of the building, or the applicants must demonstrate that existing accessible spaces to the west of the building meet all qualifications to satisfy accessibility standards.
6. Should stacking of parent pick-up/drop-off vehicles ever back up into any public right-of-way, the school shall meet with DCAD staff to identify and implement a new pick-up/drop-off plan to eliminate all backups into the right-of-way.

Commissioner Pirner asked if the school had a cap on the number of students. Assistant Director of Community Assets and Development Gozola reported the license allows the school to have no more than 40 students. He noted the school was anticipating to have 30 to 35 students.

Commissioner Nelsen inquired how drop offs would be managed by the school. Assistant Director of Community Assets and Development Gozola reported this school had an extended drop off time.

**Motion by Commissioner Pirner, seconded by Commissioner Collins to open the Public Hearing.**

**Approved 5-0.**

The Public Hearing was opened at 7:04 p.m.

Karen Smith, representative for Little Voyageurs Montessori School, reported the school would be open from 6:00 a.m. to 6:00 p.m. She discussed how the first student typically arrives at 7:15 a.m. and the remaining students are dropped off as parents leave for work. She indicated children are typically picked up around 3:30 p.m. or when their parents work day ends. She explained she was uncertain if the existing playground equipment could be moved from the current location to the new location. She stated if the playground equipment could not be moved, a new structure would be installed and a fence would be installed.

**Motion by Commissioner Nelsen, seconded by Commissioner Pirner to close the Public Hearing.**

**Approved 5-0.**

The Public Hearing closed at 7:11 p.m.

**Motion by Commissioner Pirner, seconded by Commissioner Collins, to recommend the City Council approve the requested conditional use permit authorize a small school to operate from the property at 1980 Silver Lake Road NW based on the findings of fact and conditions listed on pages 14 & 15 of the report as may have been amended here tonight.**

**Approved 5-0.**

**VII. Business Items**

None.

**VIII. Adjournment**

**Motion by Commissioner Collins, seconded by Commissioner Pirner to adjourn the meeting.**

**Approved 5-0.**

**Meeting adjourned at 7:13 PM**

Respectfully submitted,



Ben Gozola  
Assistant Director of Community Assets and Development  
Community Assets and Development



<b>Agenda Section:</b>	<b>Public Hearings</b>
<b>Meeting Date:</b>	<b>June 16, 2026</b>

**REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY**

**ITEM DESCRIPTION:** Ordinance 932: An ordinance to make multiple minor updates to the City’s Zoning Code (new zoning code clean up #2).

<b>Action Requested:</b> <u>Public Hearing</u>
<b>Form of Action:</b> <u>Ordinance</u>
<b>Votes Needed:</b> <u>4 Votes</u>

<b>Summary Statement:</b>	Upon completion of the new zoning code in 2025, staff informed all parties that the new code would be monitored over the course of the first year, and that staff would return with minor updates as needed to address issues as they arose. Ordinance 932 is the second set of minor updates proposed to address issues identified by staff following seven months of use.
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<b>Recommendations:</b>	Review the proposed updates, and make a recommendation to Council on whether to approve or deny the changes, or whether additional updates are needed.
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<b>Applicable Deadlines:</b>	None -- city driven process
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<b>Community Impact:</b>	Minimal -- all updates are intended to add needed clarity, correct references, and eliminate inconsistencies. The only proposed policy changes are in relation to tent regulations in response to recommendation by the fire marshal.
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<b>Legislative History:</b>	Nov 2025: New zoning code goes into effect January 2026: First set of minor updates is approved June 2026: Second set of minor updates are now up for consideration
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<b>Strategic Priority:</b>	<u>N/A</u>
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<b>Fiscal Impact:</b>	<b>Financial Consideration?</b>	<u>No</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	<u>N/A</u>
	Notes:	

<b>Attachments:</b>	1.	Staff Report
	2.	Ordinance 932

**Ordinance 932: AN ORDINANCE TO AMEND THE CITY OF NEW BRIGHTON ZONING ORDINANCE BY MAKING MULTIPLE SMALL CORRECTIONS DEEMED NEEDED FOLLOWING ADOPTION AND IMPLEMENTATION OF THE NEW ZONING CODE – Part 2**

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To: **Planning Commission**From: Ben Gozola, *Assistant Director DCAD*Meeting Date: **6-16-26**

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**INTRODUCTION**

Upon completion of the new zoning code in 2025, staff informed all parties that the new code would be monitored over the course of the first year, and that staff would return with minor updates as needed to address issues as they arose. Ordinance 932 is the second set of minor updates proposed to address issues identified by staff following seven months of use.

**SECTION 1:**

- This section of Ordinance 932 would amend Section 4.5(M)(1) to add clarity to the provision that was lost in the update process. While the references were correct, the lack of explanation leaves the reader flipping back and forth between the sections to try and determine how they connect. The proposed minor updates should solve this problem.

**SECTION 2:**

- This section of the ordinance makes a reference correction.
- Within section 5.4(E)(16)(a), the reference that currently reads “Section 5.4(E)(15)” is being corrected to “Section 5.4(E)(16).”

**SECTION 3:**

- This section accidentally included reference information to the old code.
- Old code reference numbers after the title “Outdoor Storage” are being removed.

**SECTION 4:**

- The updates in section 4 became necessary due to identified inconsistencies between this language and Table 5-3, and the hiring of a new Fire Marshal who provided updated guidance on how the city should be treating temporary structures like the ones governed by this section.
- The first change was to only require a tent permit from the Fire Marshal if specific size requirements were met for tents with and without sides.
- We are also updating separation standards between tents to 10 feet (down from 20 feet).
- Side yard setbacks are slightly increased from 8 feet to 10 feet.
- And maximum calendar days were updated to 30 to match the figure in Table 5-3.

**SECTION 5:**

- In preparing the new code, there was extended discussion and thought during drafting as to whether lakeshore lots should treat the Ordinary High Water (OHW) level as the “front” of the lot as is common in lakeshore communities. Ultimately it was determined a change was unnecessary in this code, and road frontage was penned as the universal indicator of a lot’s “front.”
- This change is needed to remove remnant language from when the draft zoning code was contemplating making the OHW the lot front on lakeshore lots. We thought all such references had been removed, but this one was obviously missed.

**RECOMMENDATIONS**

The Planning Commission is asked to review the proposed updates, and make a recommendation to Council on whether to approve or deny the changes, or whether additional updates are needed.

**ATTACHMENTS:**

1. *Ordinance 932*

ORDINANCE NO. 932

STATE OF MINNESOTA  
COUNTY OF RAMSEY  
CITY OF NEW BRIGHTON

**AN ORDINANCE TO AMEND THE CITY OF NEW BRIGHTON ZONING  
ORDINANCE BY MAKING MULTIPLE SMALL CORRECTIONS DEEMED  
NEEDED FOLLOWING ADOPTION AND IMPLEMENTATION OF THE NEW  
ZONING CODE**

THE CITY OF NEW BRIGHTON ORDAINS:

**SECTION 1.** The City Council of the City of New Brighton hereby amends New Brighton Zoning Code, Section 4.5(M)(1), as follows:

**(M) Multiple Occupancy Buildings (Other than Areas of Special Control)**

- (1) Multiple occupancy buildings not displaying any wall signs, except for ~~these signs~~ allowed under Section 4.5(H), may have a single freestanding sign meeting the requirements of the underlying zoning district, or comply with the requirements of Section 4.5(H)(1) ~~for each business or suite.~~

**SECTION 2.** The City Council of the City of New Brighton hereby amends New Brighton Zoning Code, Section 5.4(E)(16), as follows:

- (16) Home occupations shall conform to the standards set forth in Section 5.4(E) ~~(15)16~~. These standards are intended to ensure that a home occupation is clearly secondary and incidental to the use of the dwelling unit for residential purposes and to ensure compatibility of the home occupation with the residential character of the neighborhood.

**SECTION 3.** The City Council of the City of New Brighton hereby amends New Brighton Zoning Code, Section 5.4(E)(21), as follows:

- (21) Outdoor Storage ~~[6-050(1) and 6-140(4)].~~

The remainder of 5.4(E)(21) is restated and incorporated herein unchanged.

**SECTION 4.** The City Council of the City of New Brighton hereby amends New Brighton Zoning Code, Section 5.5(E)(8), as follows:

**(8) Tents, Canopies, Tarp Garages, and Similar Temporary Shelters**

Tents, canopies, tarp garages, and similar temporary shelters may temporarily be erected subject to the following:

- (a) Must secure a tent permit from the Fire Marshal [if one of the following standards is met:](#)
  - (i) [The tent has sides and is 400 square feet or larger in size; or](#)
  - (ii) [The tent does not have sides and is 700 square feet or larger in size.](#)
- (b) Maintain a minimum clearance of ~~20~~ [10](#) feet from all other structures and tents;
- (c) Be a minimum of ~~eight~~ [10](#) feet from all side yards;
- (d) Be limited to two on a single parcel unless more are approved as part of an Outdoor Event License issued under the provisions of City Code Chapter 10, Article 16. Outdoor Event Licenses.
- (e) Not be erected for more than a total of ~~21~~ [30](#) days in any calendar year;

Subsections (f) through (i) are restated and incorporated herein unchanged.

**SECTION 5.** The City Council of the City of New Brighton hereby amends New Brighton Zoning Code, Section 3.7(E)(4)(a)(ii), as follows:

- (ii) **Side and Rear Setbacks.** Table 3-20 establishes minimum side and rear setback requirements for all structures in the mixed use districts. Front setbacks (~~or rear setbacks in the case of lakeshore lots~~) are not required; instead, the build-to requirements of Section 3.7(E)(4)(a)(i) above must be followed.

**SECTION 6.** **Effective Date**

This ordinance shall take effect upon its adoption by the city council, its publication in the city's official newspaper, and the completion of the listed conditions.

ADOPTED this 23<sup>rd</sup> day of June 2026, by the New Brighton City Council with a vote of \_\_\_ ayes  
and \_\_\_ nays.

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Kari Niedfeldt-Thomas, Mayor

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Devin Massopust, City Manager

ATTEST:

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Terri Spangrud, City Clerk



<b>Agenda Section:</b>	<b>Public Hearings</b>
<b>Meeting Date:</b>	<b>June 16, 2026</b>

**REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY**

**ITEM DESCRIPTION: Ordinance 933: Group Residential Facility Regulation Updates**

<b>Action Requested:</b> <u>Public Hearing</u>
<b>Form of Action:</b> <u>Ordinance</u>
<b>Votes Needed:</b> <u>4 Votes</u>

<b>Summary Statement:</b>	Recent changes to state statute and local experiences with group residential facilities (group homes) in recent times are dictating some recommended updates to the City Code and the zoning code. Ordinance 933 would address these issues.
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<b>Recommendations:</b>	Review the proposed updates and make a recommendation to Council on whether to approve or deny the changes, or whether additional updates are needed
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<b>Applicable Deadlines:</b>	None -- city driven process
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<b>Community Impact:</b>	Updating these provisions will provide staff with additional tools when approaching these uses within the City.
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<b>Legislative History:</b>	None.
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<b>Strategic Priority:</b>	<u>Community Belonging</u>
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<b>Fiscal Impact:</b>	<b>Financial Consideration?</b>	<u>No</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	<u>N/A</u>
	Notes:	

<b>Attachments:</b>	1.	Staff Report
	2.	Ordinance 933

**Ordinance 933: AN ORDINANCE TO UPDATE GROUP  
RESIDENTIAL FACILITY REGULATIONS**

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To: **Planning Commission**

From: Ben Gozola, *Assistant Director DCAD*

Meeting Date: **6-16-26**

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**INTRODUCTION**

Recent changes to state statute and local experiences with group residential facilities (group homes) in recent times are dictating some updates to City Code to accommodate this use.

Two issues are being addressed by Ordinance 933:

1. We have discovered a loophole in local regulations that needs to be closed. As currently written, the City's rental licensing requirements exempt dwellings that are licensed and inspected by another government agency which includes group homes. This makes perfect sense in terms of eliminating duplicative inspections and costs for local property owners.

Unfortunately, it has come to the City's attention that at least one private company is buying single family homes and is specifically renting those homes to individuals who are then using that rental to operate a licensed group home. In this scenario, the city has a vested interest in conducting inspections of the property to oversee the rental relationship between the corporate homeowner and their renter. As code is written though, the renter's acquisition of a group home license can be argued as triggering the rental license exemption.

Rather than arguing interpretation vs. intent, staff are recommending the licensing exemption for group homes be tweaked to ensure there is no ambiguity regarding the intent of how rental licensing is intended to work vis-à-vis group homes:

- If you own a property and operate it as a group home, you are exempt from the rental licensing requirement.
  - If you own a home and rent it to an individual or family, you are subject to acquiring a rental license. The subsequent use of that property by a renter has no bearing on the tenant-landlord relationship and the need to acquire a rental license.
2. State statutes were recently updated to require examination of proposed group home locations to ensure such facilities meet newly established spacing and co-location standards. Staff is recommending the city build into its ordinance these spacing and co-location standards to give the City an added layer of local enforcement authority should these standards ever be broken.

**ORDINANCE SECTION 1:**

- This section of Ordinance 933 amends City Code section 18-307(b) to clarify that a home being used as a licensed group home does not necessarily exempt the property from rental licensing requirements.
- The existing muddly language is being struck in favor of new language stating the exemption applies if the *property owner* is holder of the license and the *property owner* operates the licensed facility. With this new language, it will be crystal clear that the City will always require a rental license when a property owner rents to an individual or family, and the renters personal decisions on how to use the property have no impact on the licensing requirement.
- The language in this section is also being updated to clarify that the exemption only applies if the licensed facility is inspected at least annually by another governmental agency to ensure proper living conditions.

**ORDINANCE SECTION 2:**

- Five new subsections are being created in Section 5.3(A)(9):
  1. Subsection (a) is the existing language now moved into the first subsection.
  2. Subsection (b) calls out that all group residential facilities are subject to inspection by the building official and fire marshal to ensure compliance with building and fire codes prior to beginning operations.
  3. Subsection (c) acknowledges there will be circumstances under which a license holder is allowed by the state to relocate their facility absent the need to acquire a new license. If/when that happens, this new subsection makes it clear that the new location is subject to inspection by the building official and fire marshal to ensure compliance with building and fire codes prior to beginning operations at the new location.
  4. Starting July 1<sup>st</sup>, new statutory provisions mandating co-location and separation standards begin. This new subsection calls out those requirements and provides the city with local enforcement options if separation standards are not being met.
  5. Starting on January 1, 2027, agencies issuing licenses are allowed to designate inspection authority to local jurisdictions who request such authority. Subsection (e) acknowledges this may happen in the future, and the City will be the inspecting authority in those instances.

**RECOMMENDATIONS**

The Planning Commission is asked to review the proposed updates and make a recommendation to Council on whether to approve or deny the changes, or whether additional updates are needed.

**ATTACHMENTS:**

1. *Ordinance 933*

ORDINANCE NO. 933

STATE OF MINNESOTA  
COUNTY OF RAMSEY  
CITY OF NEW BRIGHTON

**AN ORDINANCE TO UPDATE GROUP RESIDENTIAL FACILITY  
REGULATIONS**

THE CITY OF NEW BRIGHTON ORDAINS:

**SECTION 1.** The City Council of the City of New Brighton hereby amends New Brighton City Code, Chapter 18, Article III. Licenses, Section 18-307(b) as follows:

- (b) *Exemptions.* Rental licensing requirements do not apply to residential dwellings in the following circumstances:
- (1) The dwelling is occupied by the owner or the owner's qualifying relatives.
  - (2) The dwelling is rented for a period of less than 120 consecutive days and the owner occupies the property during the remainder of the year.
  - (3) The dwelling has been sold on a contract for deed provided the buyer occupies the property and the sale document used to memorialize the sale is a state uniform conveyancing blank or is recorded with the county recorder's office and a copy is provided to the city upon request.
  - (4) The dwelling qualifies as a short-term rental and is therefore governed by the regulations in article VII of this chapter.
  - (5) The dwelling owner holds a valid state license and operates the licensed rest home, convalescent care facility, group home, nursing home, hotel, motel, etc. in the dwelling, and the facility is inspected at least annually by another governmental agency to ensure proper living conditions. ~~is already licensed and inspected by another government agency for uses including, but not limited to, a rest home, convalescent care facility, group home, nursing home, hotel, motel, etc.~~

**SECTION 2.** The City Council of the City of New Brighton hereby amends New Brighton Zoning Code, Section 5.3(A)(9), as follows:

**(9) Group Residential Facilities**

~~All group residential facilities shall be issued and must maintain a valid state license to be in operation~~

- (a) All group residential facilities shall be issued and must maintain a valid state license to be in operation.
- (b) Prior to beginning operation, all group residential facilities shall be subject to local inspection for compliance with building code and fire code requirements.
- (c) Facilities with an existing license that relocate shall have the new location inspected and approved for compliance with building code and fire code requirements prior to starting operations at the new location.
- (d) All group residential facilities shall comply with statutory requirements for co-location and separation requirements spelled out in Minn. Stat. § 245A.042, subd. 7, as may be amended.
- (e) Facilities shall be subject to City inspections if the licensing agency has delegated inspection authority to the City of New Brighton subject to Minn. Stat. § 245A.04, subd. 2a, as may be amended.

**SECTION 6. Effective Date**

This ordinance shall take effect upon its adoption by the city council, its publication in the city’s official newspaper, and the completion of the listed conditions.

ADOPTED this 23<sup>rd</sup> day of June 2026, by the New Brighton City Council with a vote of \_\_\_ ayes and \_\_\_ nays.

\_\_\_\_\_  
Kari Niedfeldt-Thomas, Mayor

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Devin Massopust, City Manager

ATTEST:

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Terri Spangrud, City Clerk



<b>Agenda Section:</b>	<b>Public Hearings</b>
<b>Meeting Date:</b>	<b>June 16, 2026</b>

**REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY**

**ITEM DESCRIPTION: Ordinance 934: Cell Tower Regulation Updates**

<b>Action Requested:</b> <u>Motion</u>
<b>Form of Action:</b> <u>Tabling</u>
<b>Votes Needed:</b> <u>4 Votes</u>

<b>Summary Statement:</b>	Staff noticed three public hearings for June 16th to keep options open if ample time allowed for the creation of all three ordinances. Unfortunately, wrapping up the Housing Action Plan and Downtown Vision Plan in late May/early June did not leave enough time to complete a Cell Tower study and ordinance this month. Staff will be asking the commission to table this public hearing to the July 21st meeting date.
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<b>Recommendations:</b>	Table this public hearing to a date specific: July 21, 2026.
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<b>Applicable Deadlines:</b>	The current moratorium on new Cell Towers extends into 2027, so there is plenty of time to address this issue.
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<b>Community Impact:</b>	The new regulations being crafted will ensure new cellular installations are appropriately located and cited in relation to residential development throughout the city.
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<b>Legislative History:</b>	February 10, 2026: Council adopts a one-year moratorium on the citing of new cellular towers and equipment to provide time to study and update local regulations.
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<b>Strategic Priority:</b>	<u>N/A</u>
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<b>Fiscal Impact:</b>	<b>Financial Consideration?</b>	<u>No</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	<u>N/A</u>
	Notes:	

<b>Attachments:</b>	
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