



AGENDA PLANNING COMMISSION MEETING

November 6, 2025 - 6:00 PM

City Hall Council Chambers

Members of the public can participate in person at Lakeville City Hall, 20195 Holyoke Avenue. Members of the public may join the meeting via [Teams Meeting](#), Meeting ID: 232 395 676 881, Passcode: Ud3c7QB2, or by calling Toll Number 1-323-433-2142; Conference ID: 856 313 272#. The Chair will allow for public comments and questions at the appropriate time.

The City Council is provided background information for agenda items in advance by staff and appointed commissions, committees, and boards. Decisions are based on this information, as well as City policy, practices, input from constituents, and a council member's personal judgment.

1. Call to order and flag pledge
2. Roll Call
3. Approval of Minutes
 - a. October 16, 2025 Planning Commission minutes
4. Announcements
5. Public Hearing
 - a. Andrew Strohbehn
Consider the application of Andrew Strohbehn for a conditional use permit to allow the combination of accessory buildings to exceed the gross floor area of the principal structure at 16415 Klamath Trail.
 - b. Muslim American Society of Minnesota
Consider the application of Muslim American Society of Minnesota for a conditional use permit to allow a religious institution within an existing building in the O-R, Office Residential Transition District, located at 8670 210th Street.
6. Staff Notices
 - a. The City Council meeting at which the above items may be considered will be held on November 17, 2025.
 - b. The next Planning Commission meeting is scheduled for November 20, 2025.
 - c. Planning Manager's memo
7. Adjourn

CITY OF LAKEVILLE
PLANNING COMMISSION MEETING MINUTES
October 16, 2025

Chair Zimmer called the meeting to order at 6:00 p.m. in the Council Chambers at City Hall. The Pledge of Allegiance to the flag was given.

Members Present: Chair Christine Zimmer, Vice Chair Scott Einck, Pat Kaluza, John Swaney, Jason Swenson, Amanda Tinsley, Alternate Dylan Duckworth, Ex-Officio Jeff Hansen

Members Absent: Mark Traffas

Staff Present: Tina Goodroad, Community Development Director; Heather Botten, Senior Planner; Dawn Erickson, Community Development Recorder.

3. Approval of the Meeting Minutes

The October 2, 2025 Planning Commission meeting minutes were approved as presented.

4. Announcements

Community Development Director Tina Goodroad stated there were no announcements.

5a. James Cecil

Chair Zimmer opened the public hearing to consider the application of James Cecil for a conditional use permit to allow a detached accessory building with a gross accessory building area exceeding 1,500 square feet on a single-family lot in the RS-2, Single Family Residential District, located at 18275 Ixonia Avenue.

James Cecil introduced the project, indicating that the purpose of the structure is to store personal items, with several of the items currently being stored outside. No sewer service is proposed nor shall be extended to the accessory building. The structure shall not be used for commercial or home occupation purposes.

Ms. Botten presented the staff report. The applicant is proposing to add a 28 foot by 20 foot addition on the northeast side of the existing detached accessory structure. With the proposed addition, the accessory building would total approximately 2,006 square feet in area. The site also has a 120 square foot shed, for a total of 2,126 gross square feet of accessory structure space. City Code Section 11-18-9.D. allows additional accessory building square footage by conditional use permit.

The subject property is a single-family lot that totals 1.75 acres in area. The existing house is 2,233 square feet in area and was constructed in 1968. The existing detached accessory building was constructed in two phases and located on the northwest corner of the property. The site is wooded

with a pond encompassing the southeast portion of the property. Community Development Department staff recommends approval of the conditional use permit with the stipulations listed.

Chair Zimmer opened the hearing to the public for comment.

There was no public comment.

Motion was made by Einck, seconded by Kaluza to close the public hearing at 6:05 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Zimmer asked for comments from the Planning Commission.

- Commissioners Swenson and Einck expressed support for the project.

Motion was made by Kaluza, seconded by Swaney to recommend to City Council approval of the conditional use permit to allow accessory structures greater than 1,500 gross square feet in the RS-2 District located at 18275 Ixonia Avenue and approval of the findings of fact dated October 16, 2025, subject to the following stipulations:

1. The accessory building shall be constructed in the location identified on the site plan approved with the conditional use permit, with the accessory building being no closer than 10 feet to the north property line.
2. Exterior building materials shall conform with the standards and criteria in section 11-17-9 of the Zoning Ordinance.
3. The detached accessory building shall be kept, used, and maintained in a manner that is compatible with the existing single-family home on the property and shall not present a hazard to public health, safety and general welfare.
4. Sanitary sewer service shall not be provided to the detached accessory building, and the detached accessory building shall not be used as a dwelling.
5. The detached accessory buildings shall not be used for any commercial use or home occupation. Commercial storage or storage for third parties is not permitted.
6. A building permit application shall be submitted to and approved by the Building Inspections Department prior to commencing construction.

Ayes: Duckworth, Kaluza, Zimmer, Einck, Swaney, Swenson, Tinsley

Nays: 0

5b. Mister Car Wash

Chair Zimmer opened the public hearing to consider the application of Mister Car Wash for a conditional use permit for a commercial car wash in the M-2, Mixed Use Cedar Corridor District.

Nick Johnson, Mister Car Wash, introduced the project. Mitchell Cookas, ISG, was also present.

Ms. Botten presented the staff report for a conditional use permit to allow a commercial car wash in the M-2, Mixed Use Cedar Corridor District. The car wash is proposed to be located on the future Lot 7, Block 1, Marketplace at Cedar, west of Glacier Way and south of 179th Street (CSAH 9). The City Council recently approved the Marketplace at Cedar final plat.

The site development plans have been reviewed by the Community Development and Engineering Division staff. Given that there are no public street, stormwater, or utility improvements proposed to be done by the applicant, the Engineering Division has not prepared a staff memo for the proposed development. The stormwater improvements shown on the property are planned to be done by the developer of the plat as addressed in the Marketplace at Cedar development contract.

Chair Zimmer opened the hearing to the public for comment.

There was no public comment.

Motion was made by Kaluza, seconded by Swaney to close the public hearing at 6:12 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Zimmer asked for comments from the Planning Commission.

- Chair Zimmer asked about stacking. Ms. Botten noted there are six stacking spaces required, which the site exceeds, and in addition there is plenty of space along the south property line.
- Commissioner Swenson asked about how many employees will be working at a time and where they will park. Mr. Johnson stated they typically have three to four employees working at a time, and there are four parking spaces for them in the vacuum stall area.

Motion was made by Swaney, seconded by Tinsley to recommend to City Council approval of a conditional use permit for a commercial car wash in the M-2, Mixed Use Cedar Corridor District, and approval of the findings of fact dated October 16, 2025, subject to the following stipulations:

1. This CUP is contingent upon the recording of the Marketplace at Cedar final plat.
2. The site shall be developed in accordance with the plans approved by the City Council.
3. Trash and recycle bins shall be stored inside the trash enclosure constructed in accordance with the plans submitted with the conditional use permit application and approved by the City Council.
4. Prior to consideration by the City Council, the landscape plan must be revised to show plantings on the west side of the stormwater basin and adjust the text on the plans as noted by the City Forester. A security for landscaping must be submitted with the building permit and an as-built plan of the landscaping submitted prior to inspection.
5. The water reclamation and discharge system must be reviewed and approved by the city engineer and building official prior to issuance of a building permit.
6. Signs shall comply with Zoning Ordinance requirements and receive sign permit approval prior to installation.

7. For drive-through car washes servicing multiple vehicles at once, the exterior vehicle doors shall remain closed except as a vehicle is preparing to or actively entering or exiting the wash tunnel.
8. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. unless further limited by the city council.

Ayes: Kaluza, Zimmer, Einck, Swaney, Swenson, Tinsley, Duckworth

Nays: 0

6a. Southwest Study Area AUAR by Artemis Development Company, LLC (Proposer)

Ms. Goodroad presented an overview of the two proposed development scenarios required under the Alternative Urban Areawide Review (AUAR) process for evaluation. Scenario 1 reflects the existing land use guidance as adopted in the City's 2040 Comprehensive Plan. Scenario 2 assumes full municipal service availability and proposes a mix of residential and commercial uses consistent with the recently approved Comprehensive Plan Amendment. Within Scenario 2, approximately 29.02 acres are identified for potential residential or school development and will be evaluated as Subareas 2a and 2b respectively.

City staff is reviewing the scoping document prior to its anticipated publication on October 21, 2025 for the required 30-day public comment period. Staff is requesting Planning Commission review and support for the proposed development scenarios prior to publication.

Comments from the Planning Commission:

- Commissioner Kaluza expressed support for the transparency the city is providing. He also asked for the timeline for the AUAR process. Ms. Goodroad stated it is a three-step process including 1) scoping AUAR, 2) formally order the AUAR, and 3) thorough review of the draft AUAR document by staff and consultants. The total time is six to nine months and is sent to more than 20 public agencies for review.
- Commissioner Einck asked for clarification about the school scenario. Ms. Goodroad stated that the United Christian Academy's property (UCA) is being marketed and were the school to continue, it would exist within their remaining property to the south. A school will have different traffic volumes than residential, which is why it's important to have a traffic analysis of both scenarios as part of the AUAR review.
- Commissioner Swenson asked what the current zoning is of the school site that had a CUP that is now expired. Ms. Goodroad stated it is currently zoned RM-2, Medium Density Residential.

There being no further business, the meeting was adjourned at 6:26 p.m.

Respectfully submitted,

Dawn Erickson, Community Development Recorder



Memorandum

To: Planning Commission
From: Heather Botten, Senior Planner
Date: October 30, 2025
Subject: Packet Material for the November 6, 2025 Planning Commission Meeting
Agenda Item: Andrew Strohbehn - Conditional Use Permit
Application Action Deadline: December 5, 2025

INTRODUCTION

Andrew Strohbehn, property owner, has submitted an application for a conditional use permit (CUP) to allow the construction of a detached accessory building greater than the gross floor area of the principal structure. The property is 11.49 acres in area and located at 16415 Klamath Trail. The lot is zoned RA, Rural/Agricultural District. The applicant is proposing to construct a 3,500+/- square foot detached accessory building. The attached garage is 1,485 square feet for a total of about 5,000 gross square feet of accessory buildings. According to Dakota County GIS the finished square footage of the home is 2,840 sq ft. City code allows accessory buildings to exceed the size of the principal structure by CUP. The total allowable combined accessory building square footage in the RA District is 8,712 square feet. The applicant's narrative states the proposed use of the garage space is storage for personal use.

The following exhibits are attached for your review:

- Exhibit A – Location/Aerial Map
- Exhibit B – Zoning Map
- Exhibit C – Application Narrative
- Exhibit D – Site Plan
- Exhibit E – Building Floor and Elevation Plans

PLANNING ANALYSIS

Existing Conditions. The subject property includes a single-family home with an attached garage and an existing, 800 square foot detached accessory building that will be demo'd and replaced with the proposed structure. The property also includes a private driveway easement for the property to the north at 16424 Klamath Trail that provides driveway access for these two properties to Knolls Path. The property is a legal conforming metes and bounds described (unplatted) parcel.

Adjacent Land Uses. Adjacent land uses and zoning are as follows:

North – Single-Family Home (RA)

East –Single-Family Homes (RA)

South – Klamath Trail and Single-Family Homes (RS-1)

West – Single Family Home (RA)

Setbacks. The minimum setback for the accessory structure in the RA District is 30 feet from the front lot line abutting street right of way and 10 feet from the interior side and rear lot lines. The proposed structure exceeds the minimum setback requirements.

Total Accessory Building Area. The request is to construct a detached accessory building roughly 3,500 square feet in size. The total combined accessory building area, including the attached garage and proposed detached accessory building is about 5,000 gross square feet. Within the RA District, the total allowable combined square footage is 8,712 square feet.

Screening. The property is 11.49 acres in area; the closest neighboring home is over 250 feet from the proposed structure. The property includes stands of mature trees that will not be greatly impacted by site grading.

Driveway. The existing driveway access from Knolls Path will not change. Access to the accessory building is required to be paved with bituminous, concrete or paver brick in accordance with Zoning Ordinance requirements.

Exterior Elevations. The proposed structure will complement the existing home and attached garage. A maximum building height of 20 feet is allowed for detached accessory buildings in the RA, Rural/Agricultural District.

CONDITIONAL USE PERMIT ANALYSIS

The Zoning Ordinance allows the accessory building area requirements to be exceeded by conditional use permit subject to the following criteria as listed in Section 11-18-5 of the Zoning Ordinance:

- A. **There is a demonstrated need and potential for continued use of the structure for the purpose stated.**

The property owner has indicated a need for the proposed size of building to store personal and recreational vehicles and equipment and family storage purposes.

- B. **No accessory building or private garage shall be utilized for all or a portion of a home occupation, for commercial activities or for commercial storage.**

The applicant has stated the accessory building is for personal use. No home occupation or storage of commercial vehicles or equipment is allowed in any accessory building on the property.

- C. **The accessory building has an evident reuse or function related to a single-family residential environment in urban service areas or hobby farm environment in nonurban service areas of the city.**

The proposed accessory building space has the evident function of creating storage of personal equipment for this property.

The proposed square footage is compatible with the rural character of the property, lot size, and neighborhood. The Zoning Ordinance allows up to 8,712 square feet of combined accessory building square footage in the RA District. The proposed accessory building square footage is consistent with other similar conditional use permits approved on similar properties.

- D. **Detached accessory buildings shall be maintained in a manner that is compatible with the adjacent residential uses and does not present a hazard to public health, safety and general welfare.**

The proposed building addition will be constructed with complimentary colors as the existing principal structure on the property and is compatible with the adjacent residential uses.

- E. **The performance standards and criteria of section 11-4-7 of this title shall be considered and a determination made that the proposed activity is in compliance with such criteria.**

The provisions of section 11-4-7 of the Zoning Ordinance (Conditional Use Permits) have been considered and satisfactorily met. Please refer to the attached findings of fact.

RECOMMENDATION

Community Development Department staff recommends approval of the conditional use permit to allow the gross square feet of accessory buildings to exceed the square footage of the principal structure located at 16415 Klamath Trail subject to the following stipulations:

1. The accessory building shall be constructed in the location identified on the site plan approved with the conditional use permit.
2. Exterior building materials shall conform with the standards and criteria in section 11-17-9 of the Zoning Ordinance.
3. The detached accessory building shall be kept, used, and maintained in a manner that is compatible with the existing single-family home on the property and shall not present a hazard to the public health, safety and general welfare.
4. Sanitary sewer service shall not be provided to the detached accessory building, and the detached accessory building shall not be used as a dwelling.
5. No home occupation shall be conducted within any attached or detached accessory building on the property. No attached or detached accessory building on the property shall be used for the operation of any commercial business or storage of commercial equipment.
6. A building permit application shall be submitted to and approved by the Building Inspections Department prior to commencing construction.

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**CONDITIONAL USE PERMIT
16415 KLAMATH TRAIL - ANDREW STOHBEHN**

FINDINGS OF FACT AND RECOMMENDATION

On November 6, 2025 the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of Andrew Strohbehn for a conditional use permit to allow accessory building area greater than the principal structure in the RA, Rural/Agricultural district on property located at 16415 Klamath Trail. The Planning Commission conducted a public hearing on the proposed conditional use permit preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The property is located in Planning District No. 1 of the 2040 Comprehensive Land Use Plan, which guides the property for rural density residential use.
2. The property is zoned RA, Rural/Agricultural District
3. The legal description of the property is:

That part of SE 1/4 of the NE 1/4 of Section 2, Township 114, Range 21, Dakota County, Minnesota, lying northerly of formerly County Road No. 44 (Klamath Trail), EXCEPT that part lying east and north of the following described line:

Commencing at the northwest corner of said SE 1/4 of the NE 1/4; thence N 89°55'53" W, assumed bearing, along the north line of said SE 1/4 of the NE 1/4 453.63 feet to the beginning of the line to be described; thence S 01°27'24" W 141.78 feet; thence S 83°44'57" E 439.53 feet to the centerline of formerly County Road No. 44 (Klamath Trail), and said line there terminating.

4. Section 11-4-3E of the City of Lakeville Zoning Ordinance provides that a conditional use permit may not be issued unless certain criteria are satisfied. The criteria and our findings regarding them are:
 - a. **The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.**

Finding: The single-family home and existing and proposed accessory buildings are consistent with the 2040 Comprehensive Land Use Plan and District 1 recommendations of the Comprehensive Plan.

- b. The proposed use is or will be compatible with present and future land uses of the area.**

Finding: Provided compliance with the conditional use permit, the proposed accessory building will be compatible with existing and future land uses in the area.

- c. The proposed use conforms with all performance standards contained in the Zoning Ordinance.**

Finding: The proposed detached accessory building will conform with all performance standards contained in the Zoning Ordinance and the City Code as allowed by this conditional use permit.

- d. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.**

Finding: The subject property is not served with City sanitary sewer or water. The attached accessory building square footage will have no impact on the City's service capacity.

- e. Traffic generation by the proposed use is within capabilities of streets serving the property.**

Finding: The proposed building will not overburden the streets serving the property.

- 5. The planning report dated October 30, 2025 prepared by Heather Botten, Senior Planner, is incorporated herein.**

RECOMMENDATION

The Planning Commission recommends that the City Council approve the conditional use permit conditioned upon compliance with the planning report prepared by Heather Botten, Senior Planner dated October 30, 2025

DATED: November 6, 2025

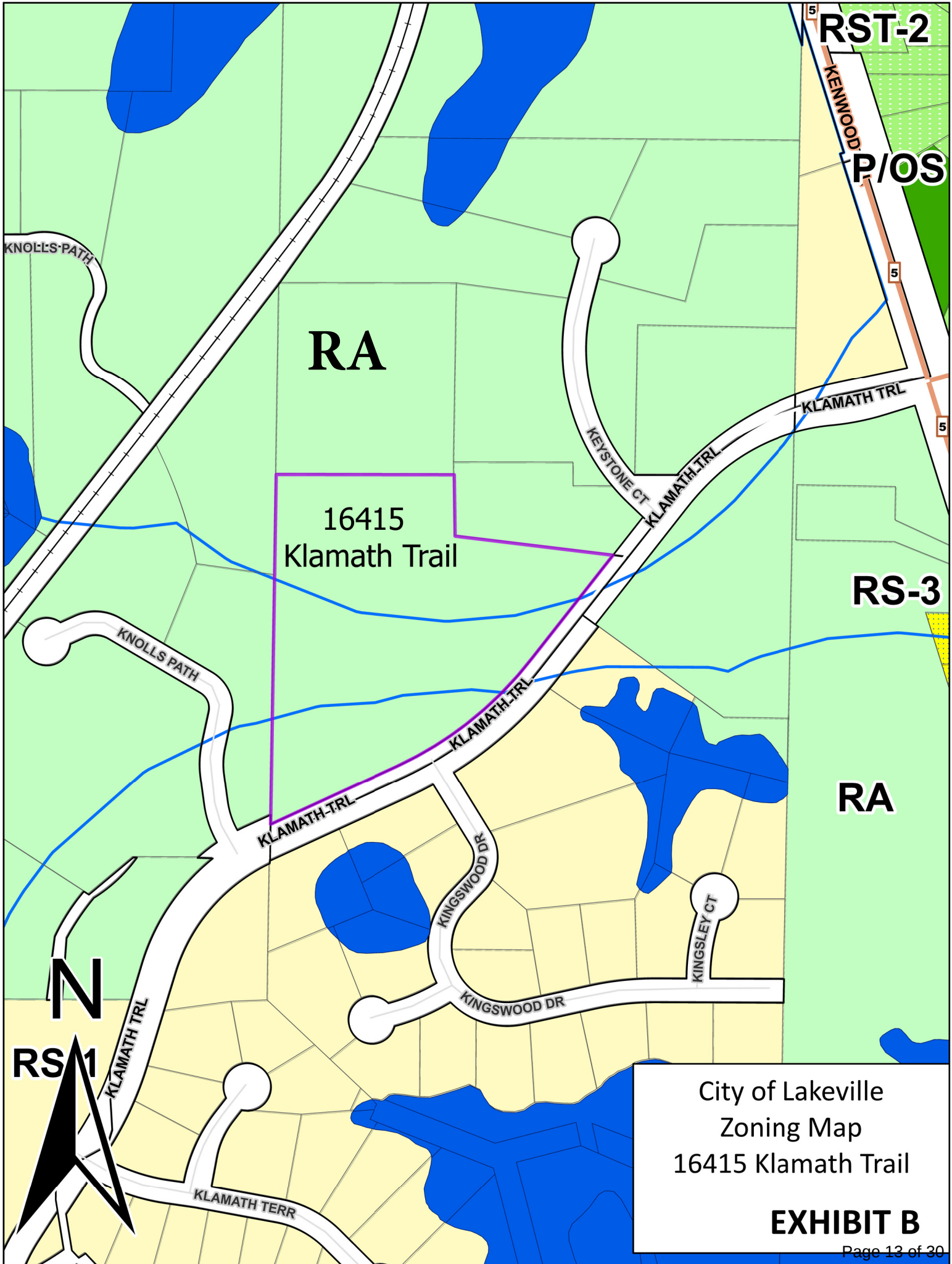
LAKEVILLE PLANNING COMMISSION

BY: _____
Christine Zimmer, Chair



Text
16415
Klamath Trail

City of Lakeville
Location Map
16415 Klamath Trail
EXHIBIT A



RA

16415
Klamath Trail

RST-2

P/OS

RS-3

RA

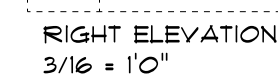
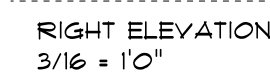
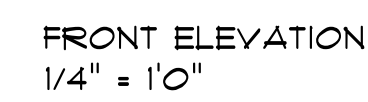
N
RS-1

City of Lakeville
Zoning Map
16415 Klamath Trail

EXHIBIT B

Narrative:

This proposal is to demolish the existing old detached garage, and build a new larger detached accessory building in its place. It will have an asphalt driveway. We in no way intend to use this space for commercial purposes, and intend to use this additional garage square footage for personal use and storage.

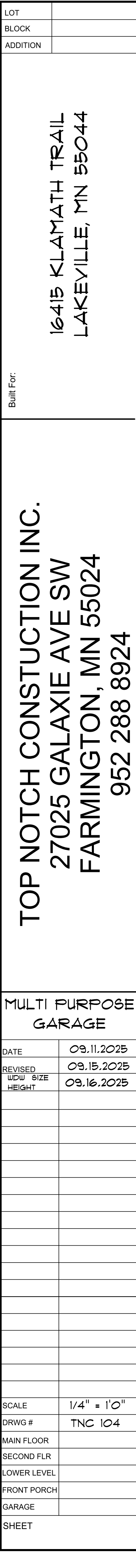


TOP NOTCH CONSTRUCTION INC.
27025 GALAXIE AVE SW
FARMINGTON, MN 55024
952 288 8924

ELEVATIONS

DATE	09.11.2025
REVISED	09.15.2025
WDW SIZE	09.16.2025
HEIGHT	

SCALE	3/16" = 1/4" = 1'0"
DRWG #	TNC 104
MAIN FLOOR	
SECOND FLR	
LOWER LEVEL	
FRONT PORCH	
GARAGE	
SHEET	





Memorandum

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: October 30, 2025
Subject: Packet Material for the November 6, 2025 Planning Commission Meeting
Agenda Item: Muslim American Society of Minnesota - Conditional Use Permit
Action Deadline: December 15, 2025

INTRODUCTION

Representatives of the Muslim American Society of Minnesota have submitted a conditional use permit application and plans for a religious institution use to be located within an existing building at 8670 210th Street. Lakeville Masjid (mosque) is proposed to occupy the entire 5,244 square foot, two story building. The subject property is zoned O-R, Office Residential Transition District, which allows religious institutions by conditional use permit.

EXHIBITS

- A. Location Map
- B. Zoning Map
- C. Applicant's Narrative
- D. Floor Plan

Surrounding Land Uses, Zoning, and Comprehensive Plan Designation

Direction	Existing Use	Land Use Plan	Zoning
North	Apartment buildings	High Density Residential	RH-1 Multiple Family Residential
South	McGuire ice rinks	Public & Quasi Public	P/OS Public Open Space
East	Single Family Home	Low/Medium Res.	RST-1, Single & Two Family
	Lake Village Apartments	High Density Res.	RH-1, Multiple Family
West	Single Family Home, Grace Community Bible Church	Office/Residential Transition	Office/Residential Transition

PLANNING ANALYSIS

The subject property consists of a 5,244 square foot building previously used primarily as office space. The property is 1.88 acres in area and consists of a 75-space parking lot. The property is guided O/RT, Office/Residential Transition and zoned O-R, Office/Residential Transition District. The proposed religious institution has been reviewed for compliance with Zoning Ordinance performance standards for a conditional use permit.

Applicant Narrative. Muneeb Ahmed, representing the applicant, submitted a narrative (Exhibit C) of the proposed mosque and its related activities. On Friday, Jumuah prayers are held at noon and at 1:30 pm; these services are the largest gathering of the week. Each service includes a 30-minute sermon followed by prayer, for a total of about 40 minutes and it is expected that each service will have approximately 80-150 attendees. There will be religious study classes, youth group, family nights, etc. that typically occur on evenings and weekends. Staff has reviewed the narrative and has determined that the activities indicated are compatible with the proposed site.

Parking. The existing site includes 75 parking spaces. The floor plan shows prayer space for 216 attendees, though the expected peak attendance is typically up to 150 people. The Zoning Ordinance requires one space per three seats of design capacity of the main assembly. In the case of the mosque, the design capacity is based on the rug layout within two rooms in the lower level, rather than one main assembly room as they will both be used for prayer services. Existing parking on site is adequate to accommodate the mosque's parking demand.

In early 2020, the City entered into an easement agreement with Wisconsin Lutheran Child & Family Services, Inc., the property owner of the site at that time, to allow up to 31 spaces to be available for those using the outdoor ice rinks, which are heavily used on the evenings and weekends from late December to early February, depending upon the weather. The agreement, however, does not give the City the exclusive rights to use the spaces. Mr. Ahmed has stated that they are aware of the easement agreement and he has indicated to staff that he and other

representatives do not anticipate any conflicts between the mosque attendees and rink users for parking spaces, given the different peak times for use.

Signs. There are currently no signs at the site. Should the applicant wish to install a wall and/or freestanding sign, a permit must be issued prior to installation.

Section 11-4-7 of the Zoning Ordinance includes general performance standards for the evaluation of conditional use permit requests. Staff's review of the applicable criteria as they pertain to the conditional use permit request for Lakeville Masjid is as follows:

- A. The use and the site in question shall be served by a street of sufficient capacity to accommodate the type and volume of traffic which would be generated and adequate right of way shall be provided.**

The subject site accesses 210th Street, which has sufficient capacity to serve the proposed use.

- B. The site design for access and parking shall minimize internal as well as external traffic conflicts and shall be in compliance with chapter 19 of this title.**

No changes are proposed to the existing parking lot.

- C. If applicable, pedestrian circulation system shall be clearly defined and appropriate provisions made to protect such areas from encroachment by parked or moving vehicles.**

There is a sidewalk along the south side of 210th Street, and a sidewalk leading from 210th Street to the front entrance of the building, which allows for pedestrian circulation that is protected from encroachment by parked or moving vehicles.

- D. Adequate off street parking and off street loading shall be provided in compliance with chapters 19 and 20 of this title.**

The mosque anticipates a peak attendance of 80-150 people at each Jumuah (Friday prayers) service. The Zoning Ordinance requires that religious institutions provide parking at a ratio of one parking space for each three seats of the capacity of the main assembly hall. The Zoning Ordinance requires 72 parking spaces and 75 are provided. Vehicle parking is not permitted along 210th Street.

- E. Loading areas and drive-up facilities shall be positioned so as to minimize internal site access problems and maneuvering conflicts, to avoid visual or noise impacts on any "adjacent" residential use or district, and provided in compliance with chapter 20 of this title.**

A loading area is not applicable for the proposed mosque.

- F. Whenever a nonresidential use "is adjacent to" a residential use or district, a buffer area with screening and landscaping shall be provided in compliance with chapter 21 of this title.**

The use is located within an existing structure; no additional landscaping is required.

- G. General site screening and landscaping shall be provided in compliance with chapter 21 of this title.**

The building and parking lot are existing; no additional landscaping is required.

- H. All exterior lighting shall be so directed so as not to cast glare toward or onto the public right of way or neighboring residential uses or districts, and shall be in compliance with section 11-16-17 of this title.**

There are no changes proposed to lighting on the parcel. Lighting is allowed by the Zoning Ordinance but it must be down-cast type lighting and shall not glare onto adjacent properties. Lighting is not allowed to exceed one foot candle of intensity at any property line.

- I. Potential exterior noise generated by the use shall be identified and mitigation measures as may be necessary shall be imposed to ensure compliance with section 11-16-25 of this title.**

The applicants have not indicated that any outdoor services or other formal gatherings will occur outside the building. No outdoor sound amplification is permitted. Noise is restricted to the thresholds allowed by the Minnesota Pollution Control Agency.

- J. The site drainage system shall be subject to the review and approval of the city engineer.**

Not applicable. There are no proposed changes to the footprint of the building or to the parking lot.

- K. The architectural appearance and functional design of the building and site shall not be so dissimilar to the existing or potential buildings and area so as to cause a blighting influence. All sides of the principal and accessory structures are to have essentially the same or coordinated, harmonious exterior finish materials and treatment.**

There is no proposal to increase or modify the outside dimensions or appearance of the building at this time.

- L. Provisions shall be made for daily litter control, an interior location for recycling, and trash handling and storage or an outdoor, enclosed receptacle area shall be provided in compliance with section 11-18-11 of this title.**

A trash enclosure exists on site or trash containers can be kept indoors; either is acceptable for the handling of trash for the site.

- M. All signs and informational or visual communication devices shall be in compliance with chapter 23 of this title.**

No identifying signage is proposed with this conditional use permit. If signage is proposed at a later date, it would be required to be in compliance with Zoning Ordinance requirements.

- N. The use and site shall be in compliance with any federal, state or county law or regulation that is applicable and any related permits shall be obtained and documented to the city.**

This provision shall be a stipulation of the conditional use permit.

- O. Any applicable business licenses mandated by this code are approved and obtained.**

No business licenses are required for the proposed religious use.

- P. The hours of operation may be restricted when there is judged to be an incompatibility with a residential use or district.**

The proposed days and hours of assembly occupancy are considered compatible with the surrounding uses.

- Q. The use complies with all applicable performance standards of the zoning district in which it is located and where applicable, any nonconformities shall be eliminated.**

There are no other known zoning non-conformities with the property or building.

RECOMMENDATION

Community Development staff has determined that the CUP request for a religious institution use meets Zoning Ordinance requirements and therefore recommends approval, subject to the following stipulations:

1. The maximum total capacity of the two prayer rooms shall not exceed 225 persons.
2. The floor plan shall be consistent with the plan and narrative described in the application and approved by the City Council to ensure compliance with Zoning Ordinance requirements.
3. A building permit shall be issued prior to commencing interior alterations on the building interior that require a permit.
4. Signs require a sign permit to be issued prior to installation and must meet Zoning Ordinance requirements.
5. Parking shall not occur on any public street.
6. The use and site shall be in compliance with any federal, state, or county law or regulation that is applicable and any related permits shall be obtained and documented to the city.

Findings of fact for approval of the conditional use permit request are attached.



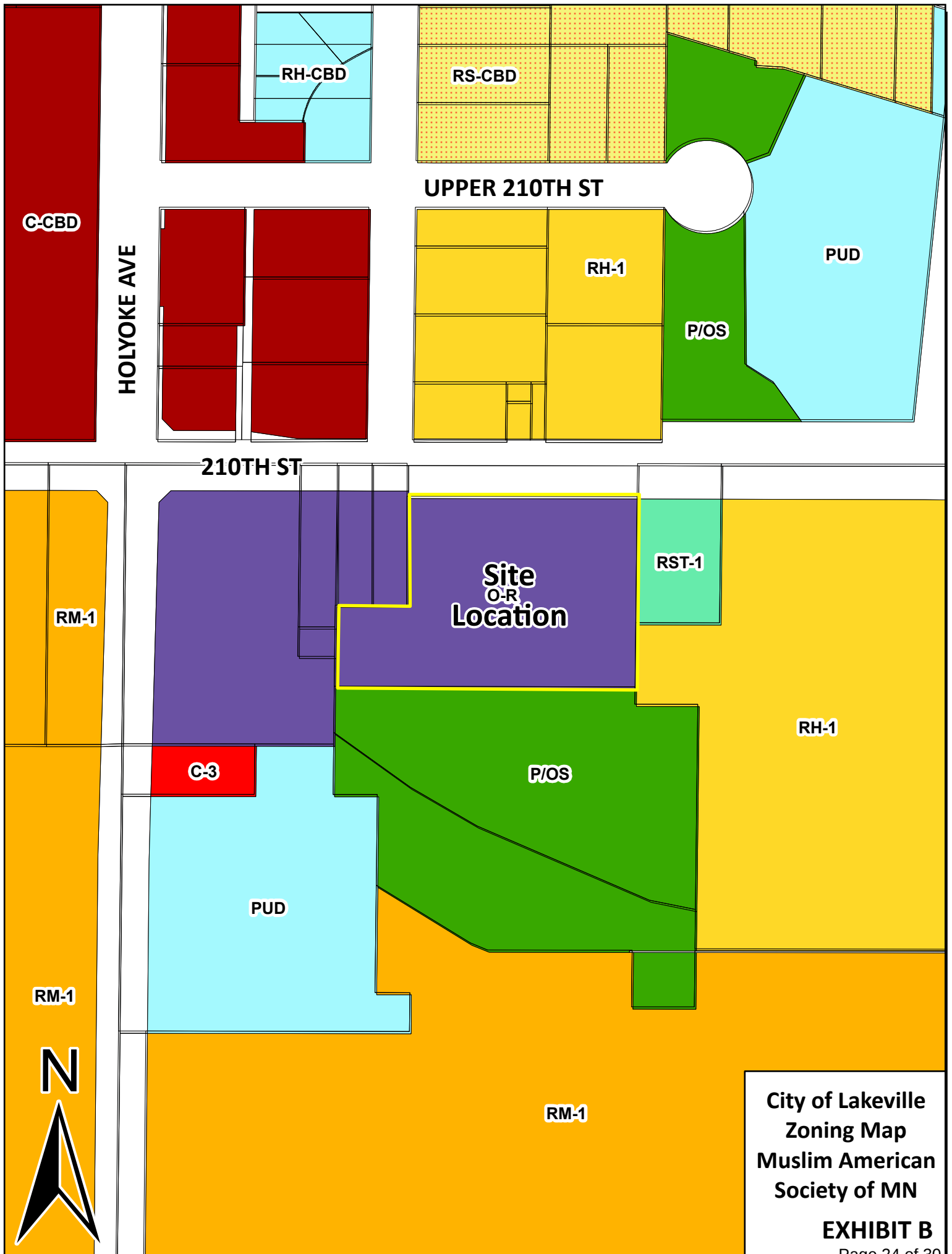
HOLYOKE AVE

210TH ST

Site
Location

City of Lakeville
Location Map
Muslim American
Society of MN

EXHIBIT A



Conditional Use Permit (CUP) Narrative

Project Name: Lakeville Masjid

Applicant: Muslim American Society of Minnesota

Location: 8670 210th Street West. Lakeville, MN 55044

Contact: Muneeb Ahmed, (609) 495-5143

Overview

The proposed **Lakeville Masjid** will serve as a neighborhood religious center providing worship, learning, and community services for Muslim residents of Lakeville and surrounding areas. The facility will host five daily prayers, weekly Friday (Jumuah) congregational prayers, Islamic educational programs, and community events.

Beyond serving the Muslim community, the Masjid aims to be an active part of Lakeville's broader faith and civic landscape. It will welcome interfaith dialogue, collaborative service projects, and educational visits to help strengthen mutual understanding and respect among people of all beliefs. The goal is to foster a sense of shared community rooted in compassion, learning, and good neighborliness.

Building Use and Operations

The Masjid will be open daily for worship, education, and limited community activities. Activities will primarily take place indoors. The Masjid will not operate late-night or large-scale events outside of religious functions.

1. Daily Prayers

- **Frequency:** Five times daily (Fajr, Dhuhr, Asr, Maghrib, Isha)
- **Prayer times:** Vary throughout the year; updated times can be viewed at https://masjidal.com/widget/monthly/?masjid_id=xdNPqnLV
- **Duration:** Each prayer lasts approximately **10–20 minutes**
- **Attendance:** 5–20 attendees per prayer, with slightly higher attendance for Isha
- **Traffic:** Minimal and staggered, as attendees arrive and depart within a short window

2. Friday (Jumuah) Prayers

- **Frequency:** Every Friday (2 services)
- **Times:** 12:00 PM and 1:30 PM
- **Duration:** 30-minute sermon followed by prayer (total 40 minutes)
- **Expected Attendance:**
 - o First service: approximately 80 attendees
 - o Second service: approximately 150 attendees
- **Traffic:** Peak activity will occur between 12:00 PM and 2:00 PM

3. Religious Programs

- **Evening & Weekend Classes:** Quran, Arabic, and Islamic studies for children and adults
- **Average Attendance:** 10–30 students per session
- **Special Programs:** Guest lectures, youth programs, family nights, and Ramadan iftars
- **Community Focus:** Educational, spiritual, interfaith and civic engagement activities

Traffic Management Plan

The Lakeville Masjid has developed a comprehensive traffic and parking plan to ensure safe and efficient traffic flow during peak times, particularly on Fridays.

Parking Details:

- **On-site Parking:** 75 spaces
- **Building Capacity:** 225 occupants
- **Traffic Flow:** Clearly marked entry and exit points with directional signage

Traffic Management Measures:

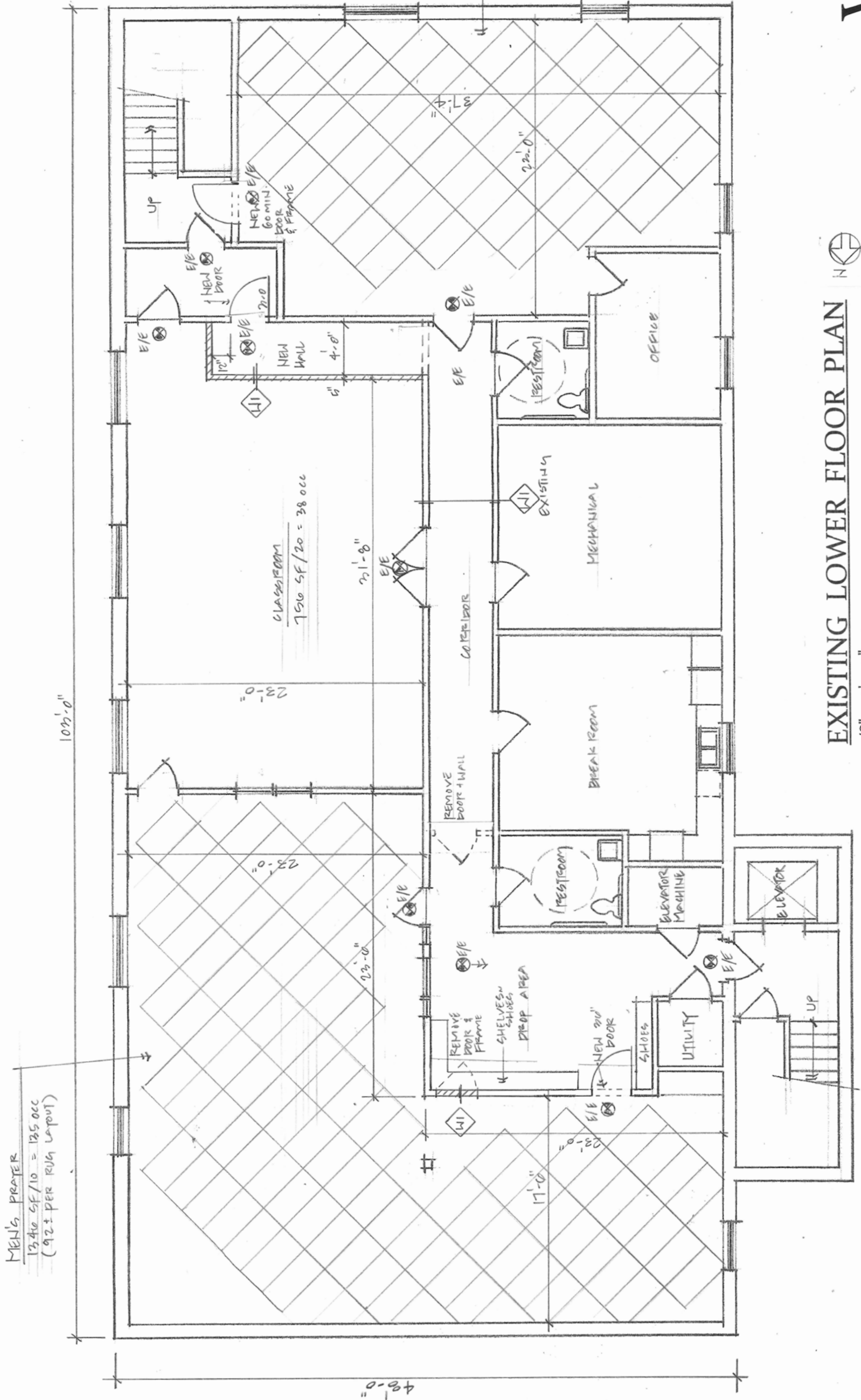
- Two staff members will manage parking during Jumuah prayers
 - “No double parking” policy strictly enforced; parking lot will be barricaded once full
 - Carpooling encouraged among attendees and families
 - Overflow parking arrangement secured with the neighboring church
-

I HEREBY CERTIFY THAT THIS
PLAN, SPECIFICATION OR REPORT
WAS PREPARED BY ME OR UNDER
MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF
THE STATE OF MINNESOTA.

James A. Mackey
JAMES A. MACKEY
DATE: 5/21/25 LIC. NO. 23018

REV 7/28/2025
10/23/2025

E/E LED EXIT/EMERGENCY LIGHT
WOMEN'S PRAYER
812 SF/10 = 81.0cc
(51± PER RUG LAYOUT)
DOORS & CORRIDORS
20 MINUTE FIRE RATING



EXISTING LOWER FLOOR PLAN

1/8" = 1' - 0"

WALL TYPES
W1 3 5/8" METAL STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYPSUM BD EACH SIDE / SOUND INSULATION ~ 1 Hr FIRE RATING

WLFCs

8670 210th Street W
Lakeville, Minnesota

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**MUSLIM AMERICAN SOCIETY OF MINNESOTA CONDITIONAL USE PERMIT
FINDINGS OF FACT AND RECOMMENDATION**

On November 3, 2025 the Lakeville Planning Commission met at their regularly scheduled meeting to consider the request of the Muslim American Society of Minnesota for a conditional use permit to allow a religious institution use in the O-R, Office/Residential Transition District located at 8670 210th Street. The Planning Commission conducted a public hearing on the proposed conditional use permit preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The property is located in Comprehensive Planning District No. 6, which guides the property for Office/Residential Transition.
2. The property is zoned O-R, Office/Residential Transition District.
3. The legal description of the property is:

Lot 1, Block 1, Old School Addition

4. Section 11-4-3E of the City of Lakeville Zoning Ordinance provides that a conditional use permit may not be issued unless certain criteria are satisfied. The criteria and our findings regarding them are:

a) The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the Official City Comprehensive Plan.

Finding: The proposed religious institution use is consistent with the policies and provisions of Planning District 6 of the 2040 Comprehensive Land Use Plan.

b) The proposed use is or will be compatible with future land uses of the area.

Finding: The proposed religious institution use is compatible with the existing land uses in the area provided compliance with the stipulations of the conditional use permit.

c) The proposed use conforms with all performance standards contained in the Zoning Ordinance and the City Code.

Finding: The proposed religious institution use will conform with all performance standards set forth in the Zoning Ordinance given compliance with the approved conditional use permit.

d) The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.

Finding: The proposed use will not overburden the City's sanitary sewer and water systems and can be served with existing public services.

e) Traffic generation by the proposed use is within capabilities of streets serving the property.

Finding: Traffic generation will not significantly increase due to the proposed religious institution and can be accommodated by the adjacent public streets.

5. The planning report dated October 30, 2025 prepared by Kris Jenson, Planning Manager is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the conditional use permit conditioned upon compliance with the planning report prepared by Kris Jenson, Planning Manager, dated October 30, 2025.

Dated: November 6, 2025

LAKEVILLE PLANNING COMMISSION

BY: _____

Christine Zimmer, Chair



Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: October 30, 2025
Subject: Future and Continued Planning Commission Agenda Items
Summary of City Council Actions on Planning Commission Items

The following is a list of possible agenda items to be considered at upcoming Planning Commission meetings:

- Dakota Waste Solutions – preliminary plat and PUD
- 7 Brew – conditional use permit
- Veridian Credit Union at Marketplace at Cedar – conditional use permit
- Kyla Crossing 2nd Addition Preliminary Plat, comp plan amendment, and rezoning

The following items were approved by the City Council at the October 20, 2025 City Council meeting.

- Ritter Meadows Amenity Building Conditional Use Permit
- Taco Bell Conditional Use Permit