



AGENDA

PLANNING COMMISSION MEETING

December 4, 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 Planning Commission meeting can be viewed via web stream at [Lakevillemn.gov/LiveTV](https://lakevillemn.gov/LiveTV) or live on Spectrum cable channel 180. The Chair will allow for public comments and questions at the appropriate time.

1. Call to order and flag pledge
2. Roll Call
3. Approval of Minutes
 - a. November 20, 2025 Planning Commission minutes
4. Announcements
5. Public Hearing
 - a. CA Commercial Development - To be tabled to the December 18, 2025 Planning Commission meeting.
Consider the application of CA Commercial Development for a conditional use permit for a convenience restaurant with a drive-through service window, located in the Heritage Commons development, north of 202nd Street (CSAH 50), south of Heritage Drive, and east of Idealic Avenue.
 - b. North Creek Second Addition
Consider the application of KJ Walk, Inc. for a preliminary plat of 26 single family residential lots and 27 detached townhome lots to be known as North Creek Second Addition located east of Pilot Knob Road (CSAH 31) and south of 173rd Street.
 - c. Lennar - To be tabled to the January 15, 2026 Planning Commission meeting at the request of the applicant.
Consider the following applications for three parcels:
 - 1) Comprehensive Plan amendment to re-guide property from Low Density Residential District to Medium Density Residential District
 - 2) Zoning Map amendment to rezone property from RS-3, Single-Family Residential District to RST-2, Single- and Two-Family Residential District.
 - d. Compass Rail Lakeville LLC
Consider the application of Compass Rail Lakeville LLC for the following, located west of Highview Avenue and north of 225th Street:
 - 1) Comprehensive Plan amendment to bring approximately 33.31 acres of land into

Planning Commission Meeting Agenda
December 4, 2025

Page 2

the current Municipal Urban Service Area (MUSA).

2) Comprehensive Plan amendment to re-guide properties from Rural Residential Density to Industrial and Airport.

3) Zoning Map amendment to rezone properties from RA, Rural/Agriculture District to I-2, General Industrial District and I-3 Airport Industrial District.

6. Staff Notices

- a. The City Council meeting at which the above items may be considered will be held on December 15, 2025.
- b. The next Planning Commission meeting is scheduled for December 18, 2025.
- c. Planning Manager's memo

7. Adjourn