

AGENDA

1. ROLL CALL: Harris, Allen, Montemayor, Carlson Weinberg, Ulbrich
2. CONSIDERATION OF MINUTES
 - A. Approve the meeting minutes from January 15, 2026
3. PUBLIC HEARINGS
 - A. Zoning Text Amendment to Code Section 820 Public and Right of Way Trees: Vegetation
 - B. Zoning Text Amendment to Code Section 520.09 Neighborhood Grocery District
4. OLD BUSINESS
 - A. Election for the chair and vice-chair on the Planning Commission
5. NEW BUSINESS
6. OTHER BUSINESS
7. INFORMATION ONLY
8. ADJOURNMENT

MINUTES

ROLL CALL

Present: Chair Harris, Allen, Carlson-Weinberg
Absent: Ulbrich, Montemayor
Staff: Heather Rand, Community Development Director; Will Bucheger, Assistant Planner

CONSIDERATION OF MINUTES

- A. Approve meeting minutes from October 22, 2025

Commissioner Carlson-Weinberg MOVED, seconded by Commissioner Allen to approve the meeting minutes from October 22, 2025. The vote was unanimous and the motion carried.

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

- A. Decide on Planning Commission meeting dates for 2026 and elect a chair and vice-chair.

Chair Harris acknowledged that the attendance is missing members of the Commission, and he wants to know if the election for the chair and vice-chair should be pushed to the February meeting. He also stated that he would not nominate himself and would be open to the idea of other commissioners squiring the position of chair.

Commissioner Carlson-Weinberg asked Commissioner Allen if she is comfortable continuing her position of vice-chair.

Commissioner Allen said that she is fine with continuing her position and that she is also comfortable pushing this decision off until the next meeting, so more members are in attendance. She then said that if by next month they still do not have full attendance, then they should make a decision for the positions so they do not carry on.

Community Development Director Heather Rand spoke that they can table the vote for the positions, but that they should make a motion to table it.

Chair Harris MOVED, seconded by Commissioner Carlson-Weinberg to table the election of the Planning Commission chair and vice-chair positions until the February 2026 meeting. The vote was unanimous and the motion carried, the election was tabled.

Commissioner Allen spoke that she would be absent from the proposed Planning Commission meeting in February.

Commissioner Carlson-Weinberg said that she would be absent from the proposed July Planning Commission meeting due to her being on vacation during that time.

Chair Harris MOVED, seconded by Commissioner Allen to schedule October 21st, 2026 for the Planning

Commission meeting. The vote was unanimous and the motion carried.

Chair Harris MOVED, seconded by Commissioner Carlson-Weinberg to approve the remaining proposed 2026 dates as presented by staff. The vote was unanimous and the motion carried.

OTHER BUSINESS

INFORMATION ONLY

A. Community Development Department 2025 Annual Report

Assistant Planner Will Bucheger presented the 2025 yearly report to the Planning Commission. The report discussed the items discussed by the Planning Commission during that year and the results of their decisions. He said that the Planning Commission in 2025 processed 1 rezoning application, 3 conditional use permits, 7 zoning text amendments, and 1 variance.

Rand then spoke and conveyed the rental inspection statistics to the Planning Commission and discussed the changes staff saw from 2024 to 2025. Staff conducted 630 rental-related inspections and around 27 building-related inspections for the department. She then discussed the land use planning initiatives worked on in 2025. These initiatives included the work done with 42 Development LLC for a proposed mixed-use development at the 4200 Block of West Broadway, the continued planning of the Met Transit Blue Line Extension, and the continued representation of the city on the BLE Anti-Displacement Community Prosperity Program.

Bucheger then gave a presentation on the statistics report for the work done by code enforcement between 2024 and 2025. He explained that vegetation management dominated the 2024 period; The 2025 data shows a pivot toward property maintenance and storage regulations instead.

ADJOURNMENT

Commissioner Carlson-Weinberg MOVED, seconded by Commissioner Allen to adjourn the meeting at 8:02 pm. The vote was unanimous, and the motion carried. The meeting was adjourned.



TO: Planning Commission
PREPARED BY: Will Bucheger, Assistant Planner
APPROVED BY: Tim Sandvik, City Manager
DATE: February 19, 2026
RE: Zoning Text Amendment to Code Section 820 Public and Right of Way
Trees: Vegetation

Background:

City staff propose a zoning text amendment to update City Code Section 820 (Public and Right-of-Way: Trees). Following a comprehensive review by the City Forester, these revisions aim to ensure the code remains modern, enforceable, and technically accurate.

Analysis:

Over the past year, staff identified enforcement challenges regarding Section 820, particularly concerning overgrown pollinator lawns. While these areas are often intentionally planted, many have become unmanaged and no longer meet the City Forester’s standards for a valid pollinator habitat. Because the current code only explicitly references "weeds and grass," it lacks the specific language needed to address unmaintained gardens. The proposed updates close this regulatory gap, providing clear standards for both traditional lawns and pollinator-friendly landscapes. Staff updated this section of the code to reflect the city's current operations.

These changes include a revised "prohibited street tree" list, as proposed by the City Forester. Staff believed it would be more manageable to note trees that are prohibited from planting than a list describing the trees allowable for installation. Notably, this list applies only to trees planted in the public right-of-way; the city does not require residents to remove healthy trees from their private property based on species. Staff updated this list to better reflect the quality of trees best suited for the city and to meet the best management practices produced by the State of Minnesota.

The following amendments are proposed for Chapter VIII, Section 820 (Public and Right of Way: Trees) of the City Code. Proposed new text is bolded and underlined, while deleted language is stricken through.

Section 820 – Public and Right of Way Trees: Vegetation

820.01. Purpose.

It is the purpose of this section to protect and promote the public health, safety and general welfare of the people of the city by regulating the planting and maintenance of trees in order to ~~protect~~ **manage the city’s tree canopy** trees and to prevent and abate hazardous and nuisance conditions in the city.

820.03. ~~Permitted~~ **Prohibited** street trees.

The Forester shall maintain a list of ~~permitted~~ **prohibited** street trees **trees and woody plants** to **from being** ~~be~~ planted within the right-of-way of public streets. (Amended, Ord. No. 03-21)

820.05. Prohibited trees.

The following trees, vines and shrubs ~~may~~ **shall** not be planted on city rights-of-way:

<u>Genus</u>	<u>Species</u>	<u>Common Name</u>	
<u>Acer</u>	freemanii ginnala	Freeman Amur m Maple	
<u>Acer</u>	negundo freemanii	Boxelder (Ash-leaved Maple)	(Amended, Ord. No. 03-21, Ord. No. 15-02, Ord. No. 17-02)
<u>Acer</u>	saccharinum	Freeman maple Silver Maple	
<u>Celastrus</u>	orbiculatus	Round leaf Bittersweet	
<u>Frangula</u>	alnus	Glossy Buckthorn	820.07. Order
<u>Fraxinus</u>	spp.	Ash (Black, Green, White)	to prune , treat or remove.
<u>Lonicera</u>	Ginkgo spp. biloba	Exotic honeysuckles Ginkgo (Maidenhair Tree – female only)	The Forester may
<u>Populus</u>	Pyrus deltiodes calleryana	Eastern Cottonwood Callery pear	order the pruning,
<u>Populus</u>	Rosa nigra	Lombardy Poplar Multiflora rose	treatment or removal
	italica multiflora		of trees or plants upon
<u>Rhamnus</u>	cathartica	European Buckthorn	public or private

property if the Forester determines that the action is necessary to **for** public safety or necessary to prevent the spread of disease or of insects harmful to trees and shrubs. (Amended, Ord. No. 17-02)

820.09. Order.

Subdivision 1. Procedure.

When the Forester determines that it is necessary to order the pruning, treatment or removal of trees or plants, a written order to correct the condition must be served upon the owner, ~~occupant, operator or other person responsible~~ for such tree or plant. (Amended, Ord. No. 17-02)

Subd. 2. Notice.

In cases where summary abatement of a public nuisance is required, the city will serve notice on the owner as described below. The notice shall contain the following information.

- (a) The address **of** the property upon which the condition exists.
- (b) The nature of the violation and appropriate ~~ordinance~~ **code** citation.
- (c) The necessary action**(s)** needed to correct the violation.
- (d) The date by which the corrections must be made before the city will seek abatement.
- (e) The right of and the manner for the alleged violator to request a hearing before the City Council **or city manager** unless it is an emergency case.
- (f) A description of the penalties if the violation is not corrected.
- (g) A statement that all unreimbursed costs, including staff time and administrative costs incurred by the city in abating the nuisance shall be assessed against the property unless payment is received within 30 days of the original billing to the property owner. An administrative charge will apply for all assessed property, as noted in Appendix B. (Added, Ord. No. 03-32)

Subd. 3. Method of service.

The order shall be served in one of the following ways:

- (a) by first class mail to the person responsible; (Amended, Ord. No. 17-02)
- (b) by personal delivery to the person responsible;
- (c) by leaving with a person of suitable age and discretion residing at the premises;
- (d) if no person residing at the premises can be found, by affixing a copy of the order to the front door of the premises; or
- (e) by publishing in the official **local newspaper** once a week, for two successive weeks. (Amended, Ord. No. 03-32)

Subd. 4. Time limit.

The order must establish a time limit for compliance dependent upon the hazard ~~and~~ danger, **or health risks posed to other trees or shrubs** created by the violation. In cases of extreme danger, immediate compliance upon service of the order is authorized. (Amended, Ord. No. 03-32)

Subd. 5. Appeal.

A person receiving an order hereunder may, within ten days of the service of such order, appeal to the city manager, who must review the order within seven days. (Amended, Ord. No. 03-32)

Subd. 6. Special assessment.

On or before September 30 of each year, the city clerk shall list the total unpaid charges against each separate lot or parcel to which they are attributable under this subsection. The cost shall be levied as a special assessment against the property upon which the condition was remedied in the manner provided by Minnesota Statutes, section 429.101. The levying of such assessment does not affect the liability of the owner for any other penalty that may be imposed. The special assessment will be certified and thereupon be a lien upon such property, and will be included in the next tax bill on such property unless paid before and collected in the same manner as other taxes against such property. The certification shall provide for the payment of the special assessments the following year. (Amended, Ord. No. 03-32)

Subd. 7. City work.

The order procedure need not be followed with reference to trees or plants located on public property when the costs of plantings, pruning, treatmentss or removals are done at the cost of the city. (Amended, Ord. No. 17-02)

820.11. Other regulations.

Subdivision 1. Traffic hazard.

No tree may be planted, placed or allowed to remain in a position which the Engineer determines to be a traffic hazard.

Subd. 2. Rights-of-way.

On arterial or collector street rights-of-way as shown on the ~~major~~ **current** street plan, the location of trees will be determined by the engineer. It is unlawful to plant a tree in the right-of-way of an arterial or collector street in a location that does not conform to generally accepted engineering standards or utility placement constraints. (Amended, Ord. No. 17-02)

Subd. 3. Permits.

(a) It is unlawful to plant, prune, tap, cut, wound or remove trees or shrubs in public places, including street rights of way, without a permit from the Forester. Planting, pruning, tapping, cutting, wounding or removal must be performed in accordance with conditions stated in the permit. (Amended, Ord. No. 17-02)

(b) The following provisions apply to the issuance of permits where required for planting in public places.

(1) Application data.

The application must state the address, number of trees or plants to be planted, the location, name of planter(s) and ~~specific~~ species name of each tree or plant. (Amended, Ord. No. 17-02)

(2) Standards for issuance.

A permit will be issued if it is found that the proposed plantings conform to the requirements of this section.

820.13. Abuse or mutilation.

It is unlawful to (i) damage, cut, carve, kill or injure the bark **or woody tissues** of any tree or plant on public property; (ii) attach any rope, wire or other contrivance to any tree or plant on public property; (iii) dig ~~in~~ **up** or otherwise disturb **any public grass covered** grass areas **or landscaping**, or in any other way injure or impair the natural beauty or usefulness of any area of public property; (iv) cause or permit a wire charged with electricity or any gaseous, liquid or

solid substance harmful to trees or plants to come into contact with them.

820.15. **Turfgrass** Weed and **noxious weed** grass cutting.

Subdivision 1. General rule.

The owner of property abutting on any public street or alley must maintain the property and abutting public property to the center of such platted street or alley. ~~Weeds, including tall~~ **Standard lawn turfgrasses, along with other lawn plants or noxious weeds**, that exceed eight inches in height, must be cut, destroyed or otherwise eradicated by the owner of the property. ~~Perennial native prairie V~~vegetation including grasses and/or wildflowers **identified by the Engineering Department as a managed native planting or landscape** ~~as identified by the city Forester, installed as a primary component of an approved rain garden or a restored prairie,~~ is excluded from this rule on a case-by-case basis, **referencing Section 425.15** (Amended, Ord. No. 91-05, Sec. 2; Ord. No. 03-32; Ord. No. 17-02)

Subd. 2. Weed and grass cutting by the city.

The weed inspector shall ~~cause~~ **require** the **any noxious** weeds to be cut and/or destroyed by city ~~crews~~ **staff** or private contractors as the inspector shall determine, including tall **turfgrasses**, that exceed eight inches in height ~~that are growing on the property or within the platted limits of an abutting public street or alley when the vegetation is not cut by the property owners~~ **within the specified time frame. Vegetation from managed native plantings or landscapes** ~~Grasses and/or wildflowers identified by the city Forester as native prairie species that exceed eight inches in height are exempt from this requirement,~~ **referencing Section 425.15**. The cost, including staff time and administrative costs, will be reported to the city clerk and may be charged to abutting property owners. An administrative charge will apply for all assessed property, as noted in Appendix B. (Amended, Ord. No. 03-32; Ord. No. 17-02)

Subd. 3. Notice.

When the weed inspector determines there is a violation a compliance order to the owner of the property shall be issued. The compliance order shall contain the following information:

- (a) Notice that if the nuisance is not abated within seven calendar days that the city will abate the nuisance at the owner's cost;
- (b) The hourly cost of abating the nuisance and any additional costs, including staff time;
- (c) Upon city completion of the abatement, an invoice shall be sent to the property owner for the cost of the abatement, any additional costs, and staff time. (Added, Ord. No. 03-32)

Subd. 4. Method of service.

The order shall be served in one of the following ways:

- (a) by first class mail to the person responsible; (Amended, Ord. No. 17-02)
- (b) by personal delivery to the person responsible;
- (c) by leaving with a person of suitable age and discretion residing at the premises;
- (d) if no person residing at the premises can be found, by affixing a copy of the order to the front door of the premises; or
- (e) by publishing in the official paper once a week, for two successive weeks. (Added, Ord. No. 03-32)

Subd. 5. Assessment.

On or before September 30 of each year, the city clerk shall list the total unpaid charges for **tallgrass or noxious** weed cutting services against each separate lot or parcel to which they are attributable under this subsection. The council may then assess the charges against the properties benefited as a special assessment under Minnesota Statutes, section 429.101, for certification to the county auditor and collection along with current taxes. The certification shall provide for the payment of the special assessments the following year. (Amended, Ord. No. 03-32)

PUBLIC HEARING:

Notice of this public hearing was published in the city's official newspaper and posted on the

city’s bulletin board 10 days prior to this meeting. City staff have received no inquiries from residents at the time of this report.

Recommendation:

- 1. Hold the public hearing.
- 2. Make a motion to recommend that the City Council approve the draft resolution with the proposed zoning text changes as presented.

Attachments:

- 1. Attachment A - Public Hearing Notice
- 2. Attachment B - Draft Resolution

City of Robbinsdale

Public Hearing Notice

NOTICE IS HEREBY GIVEN that there will be a meeting of the Planning Commission of the City of Robbinsdale, Minnesota on **Thursday, February 19th, 2026, at 7:00 p.m.** for consideration of a Zoning Text Amendment to amend *Sections 820 Public and Right of Way Trees: Vegetation*. The meeting will be held in the City Council Chambers at Robbinsdale City Hall, 4100 Lakeview Ave. N, Robbinsdale MN 55422.

Any and all persons desiring to be heard shall be given an opportunity at the above stated time. Residents seeking further information on the public hearing should contact Assistant Planner Will Bucheger at 763-531-1269 or wbucheger@robbinsdalemn.gov.

By: Will Bucheger, Assistant Planner

Member _____ moved and Member _____ seconded a motion that the following ordinance, which was given its first reading on _____, 2026, be given its second reading on this ____ day of _____ 2026, and that it be adopted.

ORDINANCE NO. 26-__

AN ORDINANCE AMENDING SECTIONS 820 OF THE ROBBINSDALE CITY CODE RELATING TO PUBLIC RIGHT OF WAY TREE MANAGEMENT AND RESIDENTIAL VEGETATION ENFORCEMENT

1) Sections 820 of the City Code are hereby amended with the following language to be removed shown by ~~strikeout~~ and new language shown in **bold and underlined**:

CHAPTER VIII STREETS, ALLEYS AND PUBLIC WAYS

Section 820 – Public and Right of Way: Trees.

820.01. Purpose.

It is the purpose of this section to protect and promote the public health, safety and general welfare of the people of the city by regulating the planting and maintenance of trees in order to ~~protect~~ **manage the city’s tree canopy** trees and to prevent and abate hazardous and nuisance conditions in the city.

820.03. ~~Permitted~~ **Prohibited** street trees.

The Forester shall maintain a list of ~~permitted~~ **prohibited** street trees **trees and woody plants** to ~~from being~~ **be** planted within the right-of-way of public streets. (Amended, Ord. No. 03-21)

820.05. Prohibited trees.

The following trees, vines and shrubs ~~may~~ **shall** not be planted on city rights-of-way:

<u>Genus</u>	<u>Species</u>	<u>Common Name</u>
<i>Acer</i>	<i>freemanii</i> <i>ginnala</i>	Freeman Amur m Maple
<i>Acer</i>	<i>negundo</i> <i>freemanii</i>	Boxelder (Ash-leaved Maple) <u>Freeman maple</u>
<i>Acer</i>	<i>saccharinum</i>	Silver Maple
<i>Celastrus</i>	<i>orbiculatus</i>	Oriental <u>Round leaf</u> Bittersweet
<i>Frangula</i>	<i>alnus</i>	Glossy Buckthorn
<i>Fraxinus</i>	<i>spp.</i>	Ash (Black, Green, White)
<i>Lonicera</i> <i>Ginkgo</i>	<i>spp.</i> <i>biloba</i>	<u>Exotic honeysuckles</u> Ginkgo (Maidenhair Tree – female only)
<i>Populus</i> <i>Pyrus</i>	<i>deltiodes</i> <i>calleryana</i>	Eastern Cottonwood <u>Callery</u> <u>pear</u>
<i>Populus</i> <i>Rosa</i>	<i>nigra</i> <i>italica</i> <i>multiflora</i>	Lombardy Poplar <u>Multiflora</u> <u>rose</u>
<i>Rhamnus</i>	<i>cathartica</i>	European Buckthorn

(Amended, Ord. No. 03-21, Ord. No. 15-02, Ord. No. 17-02)

820.07. Order to **prune**, treat or remove.

The Forester may order the pruning, treatment or removal of trees or plants upon public or private property if the Forester determines that the action is necessary to **for** public safety or necessary to prevent the spread of disease or of insects harmful to trees and shrubs. (Amended, Ord. No. 17-02)

820.09. Order.

Subdivision 1. Procedure.

When the Forester determines that it is necessary to order the pruning, treatment or removal of trees or plants, a written order to correct the condition must be served upon the owner, ~~occupant,~~ operator or other person responsible for such tree or plant. (Amended, Ord. No. 17-02)

Subd. 2. Notice.

In cases where summary abatement of a public nuisance is required, the city will serve notice on the owner as described below. The notice shall contain the following information.

- (a) The address **of** the property upon which the condition exists.
- (b) The nature of the violation and appropriate ordinance **code** citation.
- (c) The necessary action**(s)** needed to correct the violation.
- (d) The date by which the corrections must be made before the city will seek abatement.
- (e) The right of and the manner for the alleged violator to request a hearing before the City Council **or city manager** unless it is an emergency case.
- (f) A description of the penalties if the violation is not corrected.
- (g) A statement that all unreimbursed costs, including staff time and administrative costs incurred by the city in abating the nuisance shall be assessed against the property unless payment is received within 30 days of the original billing to the property owner. An administrative charge will apply for all assessed property, as noted in Appendix B. (Added, Ord. No. 03-32)

Subd. 3. Method of service.

The order shall be served in one of the following ways:

- (a) by first class mail to the person responsible; (Amended, Ord. No. 17-02)
- (b) by personal delivery to the person responsible;
- (c) by leaving with a person of suitable age and discretion residing at the premises;
- (d) if no person residing at the premises can be found, by affixing a copy of the order to the front door of the premises; or
- (e) by publishing in the official **local newspaper** once a week, for two successive weeks. (Amended, Ord. No. 03-32)

Subd. 4. Time limit.

The order must establish a time limit for compliance dependent upon the hazard ~~and~~ danger, **or health risks posed to other trees or shrubs** created by the violation. In cases of extreme danger, immediate compliance upon service of the order is authorized. (Amended, Ord. No. 03-32)

Subd. 5. Appeal.

A person receiving an order hereunder may, within ten days of the service of such order, appeal to the city manager, who must review the order within seven days. (Amended, Ord. No. 03-32)

Subd. 6. Special assessment.

On or before September 30 of each year, the city clerk shall list the total unpaid charges against each separate lot or parcel to which they are attributable under this subsection. The cost shall be levied as a special assessment against the property upon which the condition was remedied in the manner provided by Minnesota Statutes, section 429.101. The levying of such assessment does not affect the liability of the owner for any other penalty that may be imposed. The special assessment will be certified and thereupon be a lien upon such property, and will be included in the next tax bill on such property unless paid before and collected in the same manner as other

taxes against such property. The certification shall provide for the payment of the special assessments the following year. (Amended, Ord. No. 03-32)

Subd. 7. City work.

The order procedure need not be followed with reference to trees or plants located on public property when the costs of plantings, pruning, treatments or removals are done at the cost of the city. (Amended, Ord. No. 17-02)

820.11. Other regulations.

Subdivision 1. Traffic hazard.

No tree may be planted, placed or allowed to remain in a position which the Engineer determines to be a traffic hazard.

Subd. 2. Rights-of-way.

On arterial or collector street rights-of-way as shown on the ~~major~~ current street plan, the location of trees will be determined by the engineer. It is unlawful to plant a tree in the right-of-way of an arterial or collector street in a location that does not conform to generally accepted engineering standards or utility placement constraints. (Amended, Ord. No. 17-02)

Subd. 3. Permits.

(a) It is unlawful to plant, prune, tap, cut, wound or remove trees or shrubs in public places, including street rights of way, without a permit from the Forester. Planting, pruning, tapping, cutting, wounding or removal must be performed in accordance with conditions stated in the permit. (Amended, Ord. No. 17-02)

(b) The following provisions apply to the issuance of permits where required for planting in public places.

(1) Application data.

The application must state the address, number of trees or plants to be planted, the location, name of planter(s) and ~~specific~~ species name of each tree or plant. (Amended, Ord. No. 17-02)

(2) Standards for issuance.

A permit will be issued if it is found that the proposed plantings conform to the requirements of this section.

820.13. Abuse or mutilation.

It is unlawful to (i) damage, cut, carve, kill or injure the bark or woody tissues of any tree or plant on public property; (ii) attach any rope, wire or other contrivance to any tree or plant on public property; (iii) dig ~~in~~ up or otherwise disturb any public grass covered ~~grass~~ areas or landscaping, or in any other way injure or impair the natural beauty or usefulness of any area of public property; (iv) cause or permit a wire charged with electricity or any gaseous, liquid or solid substance harmful to trees or plants to come into contact with them.

820.15. Turfgrass ~~Weed~~ and noxious weed ~~grass~~ cutting.

Subdivision 1. General rule.

The owner of property abutting on any public street or alley must maintain the property and abutting public property to the center of such platted street or alley. ~~Weeds, including tall~~ Standard lawn turfgrasses, along with other lawn plants or noxious weeds; that exceed eight inches in height, must be cut, destroyed or otherwise eradicated by the owner of the property. ~~Perennial native prairie~~ Vegetation including grasses and/or wildflowers identified by the Engineering Department as a managed native planting or landscape as identified by the city Forester, installed as a primary component of an approved raingarden or a restored prairie, is excluded from this rule on a case-by-case basis, referencing Section 425.15 (Amended, Ord. No. 91-05, Sec. 2; Ord. No. 03-32; Ord. No. 17-02)

Subd. 2. Weed and grass cutting by the city.

The weed inspector shall ~~cause~~ require the any noxious weeds to be cut and/or destroyed by city ~~crews~~ staff or private contractors as the inspector shall determine, including tall turfgrasses, that exceed eight inches in height ~~that are~~ growing on the property or within the platted limits of

an abutting public street or alley when the vegetation is not cut by the property owners **within the specified time frame. Vegetation from managed native plantings or landscapes** Grasses and/or wildflowers identified by the city Forester as native prairie species that exceed eight inches in height are exempt from this requirement, **referencing Section 425.15**. The cost, including staff time and administrative costs, will be reported to the city clerk and may be charged to abutting property owners. An administrative charge will apply for all assessed property, as noted in Appendix B. (Amended, Ord. No. 03-32; Ord. No. 17-02)

Subd. 3. Notice.

When the weed inspector determines there is a violation a compliance order to the owner of the property shall be issued. The compliance order shall contain the following information:

(a) Notice that if the nuisance is not abated within seven calendar days that the city will abate the nuisance at the owner's cost;

(b) The hourly cost of abating the nuisance and any additional costs, including staff time;

(c) Upon city completion of the abatement, an invoice shall be sent to the property owner for the cost of the abatement, any additional costs, and staff time. (Added, Ord. No. 03-32)

Subd. 4. Method of service.

The order shall be served in one of the following ways:

(a) by first class mail to the person responsible; (Amended, Ord. No. 17-02)

(b) by personal delivery to the person responsible;

(c) by leaving with a person of suitable age and discretion residing at the premises;

(d) if no person residing at the premises can be found, by affixing a copy of the order to the front door of the premises; or

(e) by publishing in the official paper once a week, for two successive weeks. (Added, Ord. No. 03-32)

Subd. 5. Assessment.

On or before September 30 of each year, the city clerk shall list the total unpaid charges for **tallgrass or noxious** weed cutting services against each separate lot or parcel to which they are attributable under this subsection. The council may then assess the charges against the properties benefited as a special assessment under Minnesota Statutes, section 429.101, for certification to the county auditor and collection along with current taxes. The certification shall provide for the payment of the special assessments the following year. (Amended, Ord. No. 03-32)

2) The following summary clearly informs the public of the intent and effect of the ordinance and is approved for publication:

a. To update the language within the code to better express the functions of the city regarding vegetation.

3) This ordinance shall be effective immediately upon its passage and publication.

First Reading: YEAS:

NAYS:

Second Reading: YEAS:

NAYS:

PASSED AND ADOPTED BY THE CITY COUNCIL ON THIS ___ DAY OF ___, 2026.

ATTEST:

Chase Peterson-Etem, City Clerk

(SEAL)

TO: Planning Commission
PREPARED BY: Will Bucheger, Assistant Planner
DATE: February 19, 2026
RE: Zoning Text Amendment to Code Section 520.09 Neighborhood Grocery District

Background:

Staff regularly reviews the City Code to identify and update outdated or irrelevant provisions. During this process, staff identified the Neighborhood Grocery (NG) zoning district as obsolete. Given that existing districts align more effectively with the Comprehensive Plan, staff recommends the removal of the NG district from the City Code

Analysis:

The Neighborhood Grocery district was specifically intended for residential grocery access. Because the B1 Neighborhood Commercial District already permits grocery stores, the NG district is redundant. To streamline the code, staff proposes the following changes to Chapter V, Section 520.09. Proposed new text is bolded and underlined, while deleted language is stricken through.

~~520.09. NG, neighborhood grocery district.~~

~~Subdivision 1. Purpose. A district to provide for the establishment of local convenient grocery stores which deal directly with the customer for whom the goods or services are furnished. These grocery stores are to provide services and goods only for the immediate neighborhood and not intended to draw customers from the entire community.~~

~~Subd. 2. Permitted uses. Grocery stores not more than 2,000 square feet of floor provided that: (a) the property is a corner lot; (b) the signing and lighting is approved by the city.~~

~~Subd. 3. Permitted accessory uses. Permitted accessory uses in an NG; district are: (a) off-street parking as regulated by subsection 510.17 of this code; (b) off-street loading as regulated by subsection 510.19 of this code; (c) signs and bulletin boards as regulated by section 410 of the city code; (d) interior storage of merchandise solely intended to be retailed by the principal use; (e) solar energy devices that are an integral part of the principal structure.~~

~~Subd. 4. Conditional uses. The uses described in this subdivision require a conditional use permit based on procedures set forth in and regulated by subsection 535.01 of this code and all the following: (a) Grocery stores greater than 2,000 square feet but less than 3,000 square feet provided that: (1) the property is on a corner lot; (2) all signs and lighting be subject to city approval. (b) Buildings combining residential and permitted non-residential uses allowed in this district provided that: (1) residential and nonresidential uses shall be in separate rooms and clearly defined spaces and shall not conflict in any manner; (2) the residential building standards as outlined in subsection 515.07, subdivision 6 of this code are met. (c) Off-site parking which uses private property to meet the parking requirements of this code. (d) Use of public right-of-way to meet the parking requirements of this code. (e) Wind generators and other tower-mounted~~

energy devices. (f) Solar energy devices not an integral part of the principle structure. (g) Satellite antenna.

Subd. 5. Lot and setback requirements. (a) Lot area: 10,000 square feet. (b) Lot width: 80 feet (c) Building setbacks: (1) Front yard: not less than 30 feet, except (i) in a block where a lot fronts on a side street next to a block which has its side facing the same side street the setback on each lot shall be 15 feet from the side street (right-of-way). (2) Side yard: five feet unless: (i) side yard abutting a street right-of-way shall not be less than 15 feet from the right-of-way; (ii) a side yard that contains a driveway shall be at least 15 feet if there is oneway traffic movement or at least 20 feet if there is two-way traffic movement; (iii) a side yard that directly abuts a residential use or residential district shall be increased five additional feet over the minimum stated above and shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code. (3) Rear yards: 20 percent of lot depth and if abutting a residential district shall be increased five feet and shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.

Subd. 6. Building requirements. (a) Height: No structures shall exceed two stories or 25 feet except as provided in subsection 510.15, subdivision 1 of this code. (b) Exterior materials: The type of building materials used on exterior walls shall be face brick, natural stone, specifically designed precast concrete, factory fabricated and finished metal frame paneling, glass or other materials approved by the city.

Subd. 7. Parking requirements. (a) Reduction of parking: Reduction of parking stalls may be allowed when the provision of space required for parking stalls, due to the particular nature of the proposed use or other considerations, would be an unnecessary hardship. Adequate open space shall be provided to satisfy the total number of required parking stalls. (b) Additional parking: When the provisions for parking space required for specific district uses is inadequate the city may require additional off-street parking be provided. (c) Parking ratio: (1) At least one off-street parking space shall be provided for each 200 square feet of building floor area. (2) At least one handicap off-street parking space shall be provided for each 50 spaces or fraction thereof. (d) Design requirements: (1) Drainage: All driveways and parking areas, except those for less than four vehicles, shall be graded according to a drainage plan which has been approved by the city. (2) Lighting: Any lighting used to illuminate an off-street parking area shall be shaded or diffused to reflect the light away from the adjoining property and traffic. (3) Curbing: The entire perimeter of all parking areas in excess of four stalls, access driveways, truck loading spaces or other hard surface areas that handle motor vehicle traffic shall be curbed with a poured six inch high concrete curb, as follows: (i) curbing shall be required around safety islands; (ii) curb cuts and ramps for the handicapped shall be installed as required by state law; (iii) construction shall be in accordance with curbing specifications on file at the city; (iv) the city may exempt curbing: Where the parking lot directly abuts a sidewalk which is sufficiently higher than the grade of the parking lot and satisfies the curbing requirements. (4) Driveway requirements: (i) A maximum driveway width of 35 feet at the curb opening, excluding the entrances radii can be constructed; (ii) The parking aisle shall be a minimum of 25 feet in width for two-way traffic and according to Table I, subsection 510.17, subdivision 2(d) of this code for one-way traffic; (iii) The edge of the curb opening shall not be closer to the nearest portion of a street right-of-way intersection than 75 feet or two-thirds of the lot width, whichever is smaller; (iv) Where a intersection exists, a drive may be located opposite the end of the intercepted street; (v) The minimum driveway angle to the street shall be 60 degrees. (5) All parking and hard surface areas shall be: (i) no closer than ten feet from any street right-of-way; (ii) no closer than five feet from any side lot line, except for a common drive approved by the adjoining property owners and the city; (iii) no closer than five feet from any rear lot line unless adjacent to an alley, then the setback shall be increased to ten feet; (iv) no closer than five feet from the main

building; (v) curbed with minimum driveway access radii of ten feet to match the existing street curb or sidewalk. (6) Loading docks: (i) outside loading docks shall be located in the rear or side yard and be properly screened; (ii) the space needed for the loading docks must be adequate to handle the loading and unloading needs, without obstructing the public right of way. (7) Off-street parking shall be provided for all vehicles concerned with any use on the lot. (8) Parking lots with more than four parking stalls shall be striped. (9) Sufficient concrete areas may be required for motorcycle parking in addition to the required vehicle parking stalls. (10) Bike racks may be required by the city in an area that is convenient to each major building entrance and will not disrupt pedestrian or vehicular traffic or fire lanes. (11) Safety signs, markings and traffic control devices may be required, to promote vehicular and pedestrian safety.

Subd. 8. Landscape requirements: (a) all open areas of any site, except for areas used for parking, driveways or storage shall be landscaped and be incorporated in a landscape plan; (b) the landscape plan shall be submitted for approval by the city and indicate the location, size and species, and method and quantity of all proposed plants including designation of any existing vegetation which is to be removed or which will remain with construction; (c) underground lawn sprinkling systems, or other provision for watering, shall be provided to maintain the lawns and landscaping within the boulevards, front and side yard areas.

Subd. 9. Performance standards. (a) Parking facilities: All driveways, parking areas and loading docks shall be surfaced with blacktop, concrete or other hard surface material approved by the city. (b) Exterior storage: All materials and commercial equipment shall be kept in a building and nothing shall be stored outside. (c) Refuse: All waste materials, refuse or garbage shall be contained in closed containers as required by section 605 of the city code. (d) Screening: (1) all required screening shall be according to subsection 510.25, subdivision 2 of this code. (2) plantings shall not be placed so as to obstruct lines of sight at street corners and driveways. (3) Screening of off-street parking shall be required for: (i) any off-street parking area requiring more than four spaces or adjoining a residential district; (ii) any driveway to a parking area of four or more spaces within 30 feet of an adjoining residential district. (4) All trash or garbage storage receptacles must be located in the rear or side yard and be totally screened from view from any public right of way. Provisions must be taken to protect screening from vehicle damage. (5) All roof equipment, except alternate energy devices must be screened from public view unless the equipment is designed as an integral part of the building and is compatible with the lines of the building, as determined by the city. (e) Drainage and grade requirements: A finished ground grade shall be established such that natural drainage away from all buildings is provided. The following minimum criteria shall apply: (1) the minimum elevation of finished grade shall not be less than one-fourth inch rise per horizontal foot of setback measured from curb grade; (2) the city may specify a minimum finished ground grade for any structure in order to allow proper drainage and connection to city utilities. (f) Landscaping: The following shall be minimum criteria for landscaping: (1) it shall be the owner's responsibility to see that all required landscaping is maintained in an attractive, well kept condition; (2) all vacant lots, tracts or parcels shall be properly maintained in an orderly manner free of litter and junk; (3) all uses shall provide water facilities to yard areas for maintenance and landscaping. (g) Maintenance: It shall be the responsibility of the property owner to ensure that: (1) Every exterior wall, foundation and roof of any building or structure shall be reasonably watertight, weathertight, and rodentproof, and shall be kept in a good state of maintenance and repair. Exterior walls shall be maintained free from extensive dilapidation due to cracks, tears or breaks of deteriorated plaster, stucco, brick, wood or other materials that gives evidence of long neglect. (2) The protective surface on exterior walls of a building shall be maintained in good repair and provide a sufficient covering and protection of the structural surface against its deterioration. Without limiting the generality of this section, a protective surface of a building shall be deemed to be out of repair if: (i) more than 25% of the area of any plane or wall on which the protective surface is blistered, cracked,

~~flaked, sealed or chucked away; or (ii) more than 25% of the pointing of any brick or stone wall is loose or has fallen out. (3) Every yard and all structures, walls, fences, walks, steps, driveways, landscaping and other exterior developments shall be maintained in an attractive, well kept condition. (4) The boulevard area of a premise shall be property maintained, groomed, and cared for by the abutting property owner. (h) Essential services: (1) connection is required on each lot served by city sanitary sewer; (2) connection is required on each lot served by city water line.~~

This proposed amendment seeks to repeal Section 520.09 (Neighborhood Grocery) from the city code. Staff recommends approval, noting that the change is both reasonable and unlikely to adversely affect the community. Furthermore, grocery stores remain permitted within B1 Neighborhood Commercial districts, and the current Comprehensive Plan does not formally recognize a specific 'Neighborhood Grocery' designation. Removal of this zoning district should have little consequence.

PUBLIC HEARING:

Notice of this public hearing was published in the city's official newspaper and posted on the city's bulletin board 10 days prior to this meeting. City staff have received no inquiries from residents at the time of this report.

Recommendation:

1. Hold the public hearing.
2. Make a motion to recommend that the City Council approve the draft resolution with the proposed zoning text changes as presented.

Attachments:

1. Attachment A - Public Hearing Notice
2. Attachment B - Draft Resolution

City of Robbinsdale

Public Hearing Notice

NOTICE IS HEREBY GIVEN that there will be a meeting of the Planning Commission of the City of Robbinsdale, Minnesota on **Thursday, February 19th, 2026, at 7:00 p.m.** for consideration of a Zoning Text Amendment to remove from City Code *Section 520.09 NG, neighborhood grocery district*. The meeting will be held in the City Council Chambers at Robbinsdale City Hall, 4100 Lakeview Ave. N, Robbinsdale MN 55422.

Any and all persons desiring to be heard shall be given an opportunity at the above stated time. Residents seeking further information on the public hearing should contact Assistant Planner Will Bucheger at 763-531-1269 or wbucheger@robbinsdalemn.gov.

By: Will Bucheger, Assistant Planner

Member _____ moved and Member _____ seconded a motion that the following ordinance, which was given its first reading on _____, 2026, be given its second reading on this ____ day of _____ 2026, and that it be adopted.

ORDINANCE NO. 26-__

AN ORDINANCE AMENDING SECTIONS 520.09 OF THE ROBBINSDALE CITY CODE RELATING TO NG, NEIGHBORHOOD GROCERY DISTRICT

1) Sections 520.09 of the City Code are hereby amended with the following language to be removed shown by ~~strikeout~~ and new language shown in **bold and underlined**:

CHAPTER V PLANNING AND LAND USE REGULATION

~~520.09. NG, neighborhood grocery district.~~

~~—Subdivision 1. Purpose. A district to provide for the establishment of local convenient grocery stores which deal directly with the customer for whom the goods or services are furnished. These grocery stores are to provide services and goods only for the immediate neighborhood and not intended to draw customers from the entire community.~~

~~—Subd. 2. Permitted uses. Grocery stores not more than 2,000 square feet of floor provided that:~~

- ~~—(a) the property is a corner lot;~~
- ~~—(b) the signing and lighting is approved by the city.~~

~~—Subd. 3. Permitted accessory uses. Permitted accessory uses in an NG; district are:~~

- ~~—(a) off-street parking as regulated by subsection 510.17 of this code;~~
- ~~—(b) off-street loading as regulated by subsection 510.19 of this code;~~
- ~~—(c) signs and bulletin boards as regulated by section 410 of the city code;~~
- ~~—(d) interior storage of merchandise solely intended to be retailed by the principal use;~~
- ~~—(e) solar energy devices that are an integral part of the principal structure.~~

~~—Subd. 4. Conditional uses. The uses described in this subdivision require a conditional use permit based on procedures set forth in and regulated by subsection 535.01 of this code and all the following:~~

- ~~—(a) Grocery stores greater than 2,000 square feet but less than 3,000 square feet provided that:
 - ~~—(1) the property is on a corner lot;~~
 - ~~—(2) all signs and lighting be subject to city approval.~~~~
- ~~—(b) Buildings combining residential and permitted non-residential uses allowed in this district provided that:
 - ~~—(1) residential and nonresidential uses shall be in separate rooms and clearly defined spaces and shall not conflict in any manner;~~
 - ~~—(2) the residential building standards as outlined in subsection 515.07, subdivision 6 of this code are met.~~~~
- ~~—(c) Off-site parking which uses private property to meet the parking requirements of this code.~~
- ~~—(d) Use of public right-of-way to meet the parking requirements of this code.~~
- ~~—(e) Wind generators and other tower-mounted energy devices.~~
- ~~—(f) Solar energy devices not an integral part of the principle structure.~~
- ~~—(g) Satellite antenna.~~

~~—Subd. 5. Lot and setback requirements.~~

- ~~—(a) Lot area: 10,000 square feet.~~
- ~~—(b) Lot width: 80 feet~~

~~—(c) Building setbacks:~~

~~—(1) Front yard: not less than 30 feet, except~~

~~—(i) in a block where a lot fronts on a side street next to a block which has its side facing the same side street the setback on each lot shall be 15 feet from the side street (right-of-way).~~

~~—(2) Side yard: five feet unless:~~

~~—(i) side yard abutting a street right-of-way shall not be less than 15 feet from the right-of-way;~~

~~—(ii) a side yard that contains a driveway shall be at least 15 feet if there is one-way traffic movement or at least 20 feet if there is two-way traffic movement;~~

~~—(iii) a side yard that directly abuts a residential use or residential district shall be increased five additional feet over the minimum stated above and shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.~~

~~—(3) Rear yards: 20 percent of lot depth and if abutting a residential district shall be increased five feet and shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.~~

~~—Subd. 6. Building requirements.~~

~~—(a) Height: No structures shall exceed two stories or 25 feet except as provided in subsection 510.15, subdivision 1 of this code.~~

~~—(b) Exterior materials: The type of building materials used on exterior walls shall be face brick, natural stone, specifically designed precast concrete, factory fabricated and finished metal frame paneling, glass or other materials approved by the city.~~

~~—Subd. 7. Parking requirements.~~

~~—(a) Reduction of parking: Reduction of parking stalls may be allowed when the provision of space required for parking stalls, due to the particular nature of the proposed use or other considerations, would be an unnecessary hardship. Adequate open space shall be provided to satisfy the total number of required parking stalls.~~

~~—(b) Additional parking: When the provisions for parking space required for specific district uses is inadequate the city may require additional off-street parking be provided.~~

~~—(c) Parking ratio:~~

~~—(1) At least one off-street parking space shall be provided for each 200 square feet of building floor area.~~

~~—(2) At least one handicap off-street parking space shall be provided for each 50 spaces or fraction thereof.~~

~~—(d) Design requirements:~~

~~—(1) Drainage: All driveways and parking areas, except those for less than four vehicles, shall be graded according to a drainage plan which has been approved by the city.~~

~~—(2) Lighting: Any lighting used to illuminate an off-street parking area shall be shaded or diffused to reflect the light away from the adjoining property and traffic.~~

~~—(3) Curbing: The entire perimeter of all parking areas in excess of four stalls, access driveways, truck loading spaces or other hard surface areas that handle motor vehicle traffic shall be curbed with a poured six inch high concrete curb, as follows:~~

~~—(i) curbing shall be required around safety islands;~~

~~—(ii) curb cuts and ramps for the handicapped shall be installed as required by state law;~~

~~—(iii) construction shall be in accordance with curbing specifications on file at the city;~~

~~—(iv) the city may exempt curbing: Where the parking lot directly abuts a sidewalk which is sufficiently higher than the grade of the parking lot and satisfies the curbing requirements.~~

~~—(4) Driveway requirements:~~

~~—(i) A maximum driveway width of 35 feet at the curb opening, excluding the entrances radii can be constructed;~~

~~—(ii) The parking aisle shall be a minimum of 25 feet in width for two-way traffic and according to Table I, subsection 510.17, subdivision 2(d) of this code for one-way traffic;~~

- ~~— (iii) The edge of the curb opening shall not be closer to the nearest portion of a street right of way intersection than 75 feet or two-thirds of the lot width, whichever is smaller;~~
- ~~— (iv) Where a intersection exists, a drive may be located opposite the end of the intercepted street;~~
- ~~— (v) The minimum driveway angle to the street shall be 60 degrees.~~
- ~~— (5) All parking and hard surface areas shall be:~~
 - ~~— (i) no closer than ten feet from any street right of way;~~
 - ~~— (ii) no closer than five feet from any side lot line, except for a common drive approved by the adjoining property owners and the city;~~
 - ~~— (iii) no closer than five feet from any rear lot line unless adjacent to an alley, then the setback shall be increased to ten feet;~~
 - ~~— (iv) no closer than five feet from the main building;~~
 - ~~— (v) curbed with minimum driveway access radii of ten feet to match the existing street curb or sidewalk.~~
- ~~— (6) Loading docks:~~
 - ~~— (i) outside loading docks shall be located in the rear or side yard and be properly screened;~~
 - ~~— (ii) the space needed for the loading docks must be adequate to handle the loading and unloading needs, without obstructing the public right of way.~~
- ~~— (7) Off street parking shall be provided for all vehicles concerned with any use on the lot.~~
- ~~— (8) Parking lots with more than four parking stalls shall be striped.~~
- ~~— (9) Sufficient concrete areas may be required for motorcycle parking in addition to the required vehicle parking stalls.~~
- ~~— (10) Bike racks may be required by the city in an area that is convenient to each major building entrance and will not disrupt pedestrian or vehicular traffic or fire lanes.~~
- ~~— (11) Safety signs, markings and traffic control devices may be required, to promote vehicular and pedestrian safety.~~

~~— Subd. 8. Landscape requirements:~~

- ~~— (a) all open areas of any site, except for areas used for parking, driveways or storage shall be landscaped and be incorporated in a landscape plan;~~
- ~~— (b) the landscape plan shall be submitted for approval by the city and indicate the location, size and species, and method and quantity of all proposed plants including designation of any existing vegetation which is to be removed or which will remain with construction;~~
- ~~— (c) underground lawn sprinkling systems, or other provision for watering, shall be provided to maintain the lawns and landscaping within the boulevards, front and side yard areas.~~

~~— Subd. 9. Performance standards.~~

- ~~— (a) Parking facilities: All driveways, parking areas and loading docks shall be surfaced with blacktop, concrete or other hard surface material approved by the city.~~
- ~~— (b) Exterior storage: All materials and commercial equipment shall be kept in a building and nothing shall be stored outside.~~
- ~~— (c) Refuse: All waste materials, refuse or garbage shall be contained in closed containers as required by section 605 of the city code.~~
- ~~— (d) Screening:~~
 - ~~— (1) all required screening shall be according to subsection 510.25, subdivision 2 of this code.~~
 - ~~— (2) plantings shall not be placed so as to obstruct lines of sight at street corners and driveways.~~
 - ~~— (3) Screening of off street parking shall be required for:~~
 - ~~— (i) any off street parking area requiring more than four spaces or adjoining a residential district;~~
 - ~~— (ii) any driveway to a parking area of four or more spaces within 30 feet of an adjoining residential district.~~

~~— (4) All trash or garbage storage receptacles must be located in the rear or side yard and be totally screened from view from any public right of way. Provisions must be taken to protect screening from vehicle damage.~~

~~— (5) All roof equipment, except alternate energy devices must be screened from public view unless the equipment is designed as an integral part of the building and is compatible with the lines of the building, as determined by the city.~~

~~— (e) Drainage and grade requirements: A finished ground grade shall be established such that natural drainage away from all buildings is provided. The following minimum criteria shall apply:~~

~~— (1) the minimum elevation of finished grade shall not be less than one-fourth inch rise per horizontal foot of setback measured from curb grade;~~

~~— (2) the city may specify a minimum finished ground grade for any structure in order to allow proper drainage and connection to city utilities.~~

~~— (f) Landscaping: The following shall be minimum criteria for landscaping:~~

~~— (1) it shall be the owner's responsibility to see that all required landscaping is maintained in an attractive, well kept condition;~~

~~— (2) all vacant lots, tracts or parcels shall be properly maintained in an orderly manner free of litter and junk;~~

~~— (3) all uses shall provide water facilities to yard areas for maintenance and landscaping.~~

~~— (g) Maintenance: It shall be the responsibility of the property owner to ensure that:~~

~~— (1) Every exterior wall, foundation and roof of any building or structure shall be reasonably watertight, weathertight, and rodentproof, and shall be kept in a good state of maintenance and repair. Exterior walls shall be maintained free from extensive dilapidation due to cracks, tears or breaks of deteriorated plaster, stucco, brick, wood or other materials that gives evidence of long neglect.~~

~~— (2) The protective surface on exterior walls of a building shall be maintained in good repair and provide a sufficient covering and protection of the structural surface against its deterioration. Without limiting the generality of this section, a protective surface of a building shall be deemed to be out of repair if:~~

~~— (i) more than 25% of the area of any plane or wall on which the protective surface is blistered, cracked, flaked, scaled or chalked away; or~~

~~— (ii) more than 25% of the pointing of any brick or stone wall is loose or has fallen out.~~

~~— (3) Every yard and all structures, walls, fences, walks, steps, driveways, landscaping and other exterior developments shall be maintained in an attractive, well kept condition.~~

~~— (4) The boulevard area of a premise shall be property maintained, groomed, and cared for by the abutting property owner.~~

~~— (h) Essential services:~~

~~— (1) connection is required on each lot served by city sanitary sewer;~~

~~— (2) connection is required on each lot served by city water line.~~

2) The following summary clearly informs the public of the intent and effect of the ordinance and is approved for publication:

a. To eliminate the Neighborhood Grocery District from Section 520 – Zoning: commercial districts.

3) This ordinance shall be effective immediately upon its passage and publication.

First Reading: YEAS:

NAYS:

Second Reading: YEAS:

NAYS:

PASSED AND ADOPTED BY THE CITY COUNCIL ON THIS ___ DAY OF ____, 2026.

Bradley Sutton, Mayor

ATTEST:

Chase Peterson-Etem, City Clerk

(SEAL)