



CITY OF NEWPORT  
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## PLANNING COMMISSION MEETING MINUTES SEPTEMBER 13, 2022

### 1. CALL TO ORDER

Commissioner Bonilla called the Planning Commission Meeting to order at 5:30 p.m. on September 13, 2022.

### 2. ROLL CALL

Present (3): Commissioner Maria Bonilla, Commissioner Tami Fuelling, and Commissioner Michael Kermes.

Not Present (2): Chairman Brandon Leyde and Commissioner Anthony Mahmood.

### 3. MEETING MINUTES

#### A. July 12, 2022

Commissioner Kermes motioned to approve the Planning Commission Meeting Minutes from July 12, 2022. Seconded by Commissioner Fuelling. Approved 3-0.

### 4. CORRIDOR VISION PLANNING

City Planner Nathan Fuerst stated he wanted to discuss the Planning Commission's ideas for the corridor. Specifically, this is for the western half of Highway 61 corridor around the Glen Road interchange north to the Newport Transit Station. Potentially, there would be grant funding available through the Met Council and/or Washington County.

Planner Fuerst inquired what the current visions are for this area. He stated we have the zoning code and the comprehensive plan. Commissioner Kermes stated he is in favor of redeveloping and inquired what kind of traffic drives through that area. Planner Fuerst stated we can get the volume data on the roadways. There was also a market study that was completed along with the Red Rock Gateway redevelopment plan. Commissioner Bonilla inquired if community engagement would happen before or after a market study. Planner Fuerst stated it typically happens throughout the process. We could do a public engagement on the front end to get peoples feedback and then keep them engaged throughout the process. Planner Fuerst inquired what the current issues or challenges are along the corridor. Commissioner Kermes stated he would like to see a small grocery store. Commissioner Fuelling stated we need to be intentional about the appearance and keep consistency along the corridor. Commissioner Bonilla inquired if staff could give examples of what has worked in similar sized towns. Planner Fuerst stated he could come back to a future meeting with examples on what a small area plan could look like.

### 5. COMPREHENSIVE PLAN UPDATE

Planner Fuerst stated the comprehensive plan amendment for the Newport Transit Station area was approved by Met Council. We updated the City's housing chapter to bring it into full compliance with Met Council's policies.

### 6. COMMISSION REPORTS

None.

## 7. ADJOURNMENT

Commissioner Fuelling motioned to adjourn the Planning Commission Meeting. Seconded by Commissioner Kermes. Approved 3-0.

The Planning Commission meeting was adjourned at 6:12 p.m. on September 12, 2022.

Respectfully Submitted:  
Jill Thiesfeld,  
Administrative Assistant II

Signed: \_\_\_\_\_  
Brandon Leyde, Chairman