

CITY OF ST. BONIFACIUS
PARK/PLANNING/ECONOMIC DEVELOPMENT COMMISSION AGENDA
FEBRUARY 24, 2026
6:00 PM

MEETING IS RECORDED

CALL TO ORDER – MEMBERS/STAFF/VISITORS

PLEDGE OF ALLEGIANCE

1) WELCOME NEW MEMBER JEREMY SCHULZ

2) APPROVAL OF MINUTES

a) 10/28/2025 Park/Planning/Economic Development Commission Meeting: Motion

Present: Andy Harvala, Catherine Jarocki

b) 01/13/2026 Park/Planning/Economic Development Commission Meeting: Motion

Present: Kerry Taylor, Catherine Jarocki, Laura Brazil

3) PARK/PLANNING

a) Schedule Park Tour: April 14 or April 28, or May 12 starting at ? 5:00 or 6:00pm – meet in council chambers to open meeting – tour will be rescheduled if raining

4) ECONOMIC DEVELOPMENT COMMISSION

a. League of MN Cities seminar (Leading Economic Transformation) – Catherine Jarocki - update

b. 2018 Comp Plan Goals and Policies – discussion

c. Council Strategic Planning Meeting – April 22, 2026 6:00 pm

5) UNFINISHED/NEW BUSINESS/NEXT MEETING:

6) ADJOURNMENT: Motion

PARK/PLANNING COMMISSION: Meets 2nd & last Tuesday of month
 Terms are 2 years appointed by Council

MEMBER	TERM ENDS
Andy Harvala 8812 Aspen Road (952) 738-2762 andyharvala62@gmail.com	03/03/2027
Kerry Taylor 4025 Tower Street (952) 913-8240 kerryjtaylor@msn.com	01/07/2027
Catherine Jarocki 8960 Trista Lane (763) 744-8442 cjarocki@gmail.com	10/15/2027
Laura Brazil 3729 Reed Road (952) 564-8400 Lrbrzl1966@gmail.com	12/3/2027
Jeremy Schulz 3619 Reed Road (952) 836-7611 Jeremyschulz94@gmail.com	2/04/2028
Tom Schufman, (Council Liaison) 9119 Glacier Road (612) 201-2371 thomasschufman@gmail.com Randy Ebert, (Alternate) 8625 Wildwood Avenue 612-685-8085, randyebert14@yahoo.com	

PARK/PLANNING COMMISSION/ECONOMIC DEVELOPMENT COMMISSION MEETING –
October 28, 2025

MEMBERS PRESENT: Andy Harvala, Catherine Jarocki, Council Liaison Tom Schufman

MEMBERS ABSENT: Kerry Taylor

STAFF PRESENT: Assistant Clerk Kristine De Boer

OTHERS PRESENT: Jami White

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE

WELCOME NEW MEMBER CATHERINE JAROCKI

Catherine Jarocki was welcomed to the Commission.

APPROVAL OF MINUTES

07/29/2025 PARK/PLANNING COMMISSION MEETING INCLUDING ECONOMIC DEVELOPMENT COMMISSION:

Due to only one member from the previous meeting was in attendance, approval of the minutes will take place at the next meeting.

SIGN PERMIT APPLICATIONS LOCATED AT 8750 STATE HWY 7 ZONED MU-BI: MIXED USE BUSINESS INDUSTRIAL:

- a) **WEST SIDE – 40 SQ FT SIGN**
- b) **NORTH SIDE – 50 SQ FT SIGN**

The Commission reviewed the sign ordinance and sign applications and determined that the signs were meant to replace the current signs on the building. The signs will not be larger than currently displayed. Motion made by Jarocki and seconded by Harvala to recommend approval to the council for replacement of the signs on the north and west side of the building. Aye 2/0

4080 TOWER STREET, SUITES 1060-1070 –CONDITIONAL USE PERMIT AND SITE PLAN REVIEW B-2 HIGHWAY COMMERCIAL BUSINESS ZONING DISTRICT – PROPOSED CANNABIS RETAIL STORE:

- a) City Planner report

Jami White from Kenetic Bud Holdings LLC was present to give a brief statement from their company regarding the application. Their business has operated in multiple states for over 11 years with an impeccable compliance record. There has not ever been an issue with selling to a minor, and this is especially important to them. They maintain a sober workplace and have no consumption on-site policies. Public Safety is invited at anytime to come through their business and review safety and security measures.

Commission discussed the CUP application is a step in the cannabis site review process, and a public hearing also will need to be held. There was not found to be any reason to deny approval of the site plan.

Motion made by Harvala and seconded by Jarocki recommending the council to hold Public Hearing for the CUP application. Aye 2/0

ECONOMIC DEVELOPMENT COMMISSION

- 1. Action Items from 3-11-2025 meeting
 - a) Schufman to review Industrial Park for available areas and possible uses.

Group noted that Freshwater Church is building a new building along County Road 92 and their building in St. Boni will be empty. This would be a good opportunity to encourage a new place of business.

- b) Twin Cities Housing Alliance email – if interested: FYI

UNFINISHED/NEW BUSINESS/NEXT MEETING:

The next meeting is scheduled for November 11, 2025, which is a holiday and the city office will be closed. If there is an agenda the committee agreed to have the meeting on Wednesday, November 12th.

ADJOURNMENT:

Motion made by Harvala and seconded by Jarocki to adjourn. Aye 2/0
6:25 pm

Respectfully Submitted

Kristine DeBoer, Assistant Clerk

PARK/PLANNING COMMISSION/ECONOMIC DEVELOPMENT COMMISSION MEETING –
January 13, 2026

MEMBERS PRESENT: Kerry Taylor, Catherine Jarocki, Laura Brazil, Council Liaison Tom Schufman

MEMBERS ABSENT: Andy Harvala

STAFF PRESENT: Assistant Clerk Kristine De Boer

OTHERS PRESENT:

CALL TO ORDER: Members present at 6:00 PM – Chairman Kerry Taylor was late, meeting called to order 6:10 p.m.

PLEDGE OF ALLEGIANCE

WELCOME NEW MEMBER LAURA BRAZIL

Laura Brazil was welcomed to the Commission.

1) APPROVAL OF MINUTES

a) 07/29/2025 Park/Planning/Economic Development Commission Meeting

b) 10/28/2025 Park/Planning/Economic Development Commission Meeting

Due to only one member from the previous meeting was in attendance, approval of the minutes will take place at the next meeting.

2) PARK/PLANNING

a) Park Review/Amenities (FYI)

b) Park Tour (FYI)

c) Invite to City Council Strategic Planning Workshop

Tom Shufman reported that Council is scheduling a Strategic Planning Workshop and would like Planning Commission members to attend. Meeting is scheduled for March 24th at 6:00pm.

d) Missile Park 2026 Playground Project

Council will be requesting bids for the concession stand as a first step in the project. Once this has been bid, we will have a better idea of the budget available for the playground.

3) ECONOMIC DEVELOPMENT COMMISSION

a. League of MN Cities seminar (Leading Economic Transformation)

1. Council approved \$225 fee for Catherine Jarocki to attend

Catherine requested to provide a report on highlights of the series of meetings.

b. Economic Development Discussion Points

1. What amount of business can we physically attract to St. Boni? (how much space do we have for brick-and-mortar businesses?) NOTE: This is the work that is currently underway.

2. Why would a business want to locate in St. Boni as things currently stand?

i. What's the market size available?

ii. Does St. Boni itself offer any sort of reason for customers (of various kinds of businesses) to come to it, or does marketing and promotion solely fall unto the shoulders of each business in the city?

iii. Does the city of St. Boni offer less expense and red tape to a business than do surrounding communities (particularly Minnetrista and to a lesser degree Waconia)?

3. What can be done to attract more businesses to St. Boni?

i. "Define" a brand for the city (e.g. "New England small town," Manufacturing hub, Home builder hub, Capital of personal vices (e.g. liquor, cannabis, tobacco),etc.) – What do we want our city to be like and who do we want it to attract?

- ii. “Boost” the city (e.g. by providing demographic and market data to various state and county economic development organizations, do the same with other organizations, both public and private, like the League of MN Cities, Association of MN Small Cities, MN Restaurant Association, etc.), building strong and lasting relationships with all the kinds of organizations listed.
4. What roadblocks are in the way of a city locating in St. Boni?
 - i. Physical property available that’s zoned for business?
 - ii. Price of business zoned land?
 - iii. Parking availability?
 - iv. Too small a number of purchasing pool of residents in the city and immediately surrounding communities.
 5. Business Owner Input
 6. Moving Forward – ideas

The above points were reviewed and discussed.

- Commission recommends business owners be invited to the Strategic Planning Workshop. Staff requested to provide list of businesses.
- Commission determined that the Three Rivers Trail is a big attraction to the city and that the city may want to focus on Kennedy Memorial Drive as an area for growth.
- Ask business owners what they would like to see happen in the city:
 - Ask them simple bullet point questions.
- Would like to see the Business Development Group start again. Suggested contacting former member Fred Keller to provide any information on the former group.
- Would like to see community activities such as Food Trucks, city holiday events, etc. Civic groups would have to host these events.
- Brainstorming ideas of what type of businesses would be successful in St. Boni. Specialty Museum (holy relics, blessed items from popes) was suggested to attract visitors to the town. Discussed where something like this could be located?
- Commission again suggested that city look into consultant company, and grants available to pay for this, to provide report on what businesses could work in St. Boni

c. Meetings

Commission is planning next meeting for February 24th, if there are not any business items that will need to be addressed.

4) ADJOURNMENT:

Motion made by Taylor and seconded by Jarocki. Aye 3/0
7:50 pm

Respectfully Submitted

Kristine DeBoer, Assistant Clerk

PARK TOUR(S) 11/10/2025

Date Identified	Date Completed	Current Status	Location	Item/Issue	COUNCIL	Comments
5/31/2022		5-2023 per Brenda - homeowner will do 1-11-2023 Hayden Cordell (homeowner) stated planning to trim in March 2024 9-24-2024 has moved work to spring 2025 3-11-2025 Cordell agreed to have trimmed April 29, 2025 7-29-2025 PC Meeting Cordell stated that he did not see the need for trimming the arborvitae and to inform Public Works that they could do the work. Assistant Clerk advised Cordell that homeowners may not be notified before the work is done.	Boniface Field	Trim outfield arborvitae to top of fence height		
5/28/2024		4-3-25 in progress	Boniface Field	Replace sign and frame.		
5/28/2024		4-3-2025 will install this spring	Boniface Field	Install storage box for pitching machine and bases - has been purchased.		
4/29/2025			Boniface Field	Fill-in hole at home plate		
4/29/2025			Boniface Field	Fence back gate is leaning.		
4/29/2025			Dave Wehle Jaycees Memorial Park	Install bike rack.		
4/29/2025			Dave Wehle Jaycees Memorial Park	Clean up sticks and leaves.		
4/29/2025			Dave Wehle Jaycees Memorial Park	Remove leaves from inside playground area.		
4/29/2025			Dave Wehle Jaycees Memorial Park	Mulch playground area - 12" ideal - never less than 9"		
4/29/2025			Dave Wehle Jaycees Memorial Park	Concrete around park sign.		
4/29/2025			Dave Wehle Jaycees Memorial Park	There should be loose dirt spread over where new grass seed has been planted.		
4/29/2025			Dave Wehle Jaycees Memorial Park	Mulch rings around all trees.		
4/29/2025			Dave Wehle Jaycees Memorial Park	Grind stumps.		
4/29/2025			Dave Wehle Jaycees Memorial Park	Police/dog sign needs repair or replacement. Missing a bolt, but is all bent.		
4/29/2025			Hiddenview Park	Cement around park sign.		
4/29/2025			Hiddenview Park	Remove concrete remaining from old park sign.		
4/29/2025			Hiddenview Park	Mulch playground area - 12" ideal - never less than 9"		
4/29/2025			Hiddenview Park	Springer equipment - mulch should cover concrete. Sharp edges/tripping hazard.		
4/29/2025			Hiddenview Park	Trim dead branch from tree by picnic table.		
4/29/2025			Hiddenview Park	Check pads under swings.		
4/29/2025			Hiddenview Park	Clean playground equipment.		
6/8/2021		5-30-23 in progress 4-2-25 PW where should sign be located? 4-29-25 Commission thought sign should go by south parking lot where the entrance to Bell Street is closed	Memorial Park	Install/Replace Park Signs		
4/29/2025		6-2025 directed by Adm/Clk/Trs to do in 2026	Memorial Park	Trim Maple Trees (3) on east side of playground to 9feet. Remove plastic from around the trees and replace with landscape fabric that water can flow through and remulch. Maple tree north of sidewalk from street should be watered frequently this summer to help recover from the roots being cut.		
5/30/2023		5-21-24 Public Works suggests making part of Wildwood Ave project and concreting under fence (work in 2025 or 2026)	Missile Park	south fence - clean up weeds underneath fence (was it mulched at one time?)		
4/29/2025		5-2-2025 light ordered	Missile Park	Solar light needs repair/replacement for flag at centerfield.		
6/8/2021			Pauly Park	Concrete around bike rack		
4/29/2025			Pauly Park	Concrete around park signs - each entrance		
4/29/2025			Shirley Logelin Memorial Park	Mulch playground area - 12" ideal - never less than 9"		
4/29/2025			Shirley Logelin Memorial Park	Swing squeaks. - Oil as needed.		
5/22/2025			Steiner Park	Maintain park sign and clean brush and weeds from around the sign.		
5/28/2024			Townsend Park	New park sign and paint sign frame		
4/29/2025			Townsend Park	Missing shingles on shed		
4/29/2025			Townsend Park	Shed trim needs painting		
4/29/2025			Townsend Park	Dugout paint is peeling - paint		
4/29/2025			Townsend Park	Wood along fence line looks bad - is there a less tacky way so the balls won't go through		
6/8/2021			Wilbur Thurk Memorial Park	Install hard surface trail to play area		CIP Item. ADA recommendation
5/30/2023		4-3-25 complete spring of 2025	Wilbur Thurk Memorial Park	sand and paint yellow portion of teeter totter		
5/28/2024		4-3-25 in progress	Wilbur Thurk Memorial Park	Paint sign frame or replace sign and frame (needs work)		
4/29/2025			Wilbur Thurk Memorial Park	Mulch playground area - 12" ideal - never less than 9"		
4/29/2025			Wilbur Thurk Memorial Park	Install swing padding under swing.		
4/29/2025			Wilbur Thurk Memorial Park	Trim/remove grass from inside of playground		
4/29/2025			Wilbur Thurk Memorial Park	Clean top of playground equipment.		

PARK TOUR(S) 11/10/2025

Date Identified	Date Completed	Current Status	Location	Item/Issue	COUNCIL	Comments
4/29/2025			Wilbur Thurk Memorial Park	Clean climbing wall		
4/29/2025			Wilbur Thurk Memorial Park	Install mulch rings around trees.		
4/29/2025			Wilbur Thurk Memorial Park	Paint metal on swing set.		
5/30/2023			City Hall	finish staining garbage enclosure		
4/29/2025			City Hall	repair/replace door latch on garbage enclosure		
5/30/2023			Public Works Bldg	Paint door		
5/30/2023			Public Works Bldg	Paint bollards		
5/30/2023			Public Works Bldg	Insert 'slats' into fence		
5/30/2023			Other	Historical Society is working on getting Memorial Plaques to explain why a person has received a memorial and placing them at the various parks as needed.		
4/1/2025			Hillview Drive East	Replace "kids playing" sign		

Note Volunteer Gardeners :

- City Hall front area **open** staff has been taking care of it (2024)
- Memorial Park (southside Comm. Ctr) Carolyn Brooks (2023)
- Memorial Park (under Mem. Park sign) **open**
- Missile Park (by Missile) **open**
- Missile Park (centerfield garden) **open**
- Missile Park (under Park Sign) **open**
- Public Works Bldg corner **open**

FEBRUARY 4: 12:30-2:30 SESSION 1: COURSE WELCOME AND OVERVIEW OF EXPECTATIONS

Description: Let's get started! This session is a 'welcome to the course' where participants will meet others in the cohort, explore the resources for learning, and create shared expectations.



FEBRUARY 11: 12:30-2:30 SESSION 2: EXPLORING ECONOMIC TRANSFORMATION

Description: Economic transformation is about more than one project or business, and it happens every day. Leaders can make smart investments in cultivating resources and capacity that helps their community to become more equitable and sustainable. This session explores what we mean by economic transformation, considers examples from communities that have transformed themselves, and provides an overview of significant themes and practices emerging around economic transformation.

FEBRUARY 18: 12:30-2:30 SESSION 3: NAVIGATING COMPLEXITY

Description: Leading economic transformation comes to life through reframing strategy and planning, implementation and management, and learning and evaluation. Past practices may not be adequate. This session describes alternative concepts and practices practitioners can use to navigate complex community change.

FEBRUARY 25: 12:30-2:30 SESSION 4: ADAPTIVE LEADERSHIP SKILLS

Description: Adaptive leadership drives economic transformation, helping individuals and organizations adjust and thrive in the face of challenge. This session will focus on developing those adaptive skills and competencies to prepare participants to lead change.

MARCH 4: 12:30-2:30 SESSION 5: SYSTEMS THINKING FOR COMMUNITY CHANGE

Description: Navigating community transformation requires leaders to bring a complex network of people, projects, and organizations together to create a common agenda. This session will focus on strategies

MARCH 11: 12:30-2:30 SESSION 6: COURSE REFLECTION AND WRAP UP

Description: In this final session, participants will have the opportunity to consider ways in which they plan to actively apply the concepts from the course as they lead economic transformation in their organizations and communities.

2018 Comp Plan Goals and Policies

Downtown Commercial Goals – Page 13

- 1) Revitalization using a combination of redevelopment and updating/enhancement of existing structures;
- 2) Urge use of existing businesses that aren't open, or encourage new businesses in those locations;
- 3) Assess and identify areas suitable for new downtown-type businesses; and
- 4) Form a downtown business committee to garner ideas for attracting businesses and improving the downtown area.

Highway Commercial/PUD Goals – Page 13

- 1) Clean up the appearance of the Highway 7 commercial strip through a more strict sign ordinance, a more complete landscape ordinance (including tree spacing, screening, and parking lot island planting requirements), and other measures;
- 2) Attract restaurants/coffee shops;
- 3) Attract a grocery store; and
- 4) Attract service oriented businesses, such as a dry cleaner, dentist, pharmacy, etc.

Parks Goals – Page 13

- 1) Provide updated equipment and additional amenities, including a hockey rink and tennis court, in existing parks;
- 2) Provide more trails/sidewalks for pedestrian activity both regionally and within the city; and
- 3) Add a neighborhood park in the northwest corner of the city when that area is developed with residential uses.

Downtown Commercial Objectives and Policies – Page 16

Objectives

1. Encourage commercial redevelopment in the downtown business area and maintain a viable commercial area through the updating, enhancement, or removal of deteriorated structures.
2. Promote compact development with street appeal and main street character.
3. Provide for an appropriate range of parking facilities for new projects.
4. Ensure land use compatibility with surrounding residential uses.
5. Promote a cohesive streetscape by encouraging uniform lighting, landscaping, and signage.
6. Promote the maintenance of existing structures through initiative programs such as designation of historical buildings, and researching available funding options for improvements.

Policies

1. Allow structures at the property/right-of-way line to enhance the main street character of downtown.
2. Ensure adequate pedestrian facilities are maintained in the downtown area and constructed with new developments.
3. Allow businesses to explore joint parking opportunities to maximize land space.
4. Promote business façades that encourage the use of large window spaces.
5. Provide visual and physical links to the Highway Commercial District and the residential areas north of downtown.
6. Recognize a "Business of the Year" based on criteria related to that business meeting the intent of this section (enhancing the aesthetic value of the district).
7. Identify areas and opportunities suitable for downtown parking expansion.
8. Add a section to the Architectural Standards ordinance designed to specifically address the restoration and preservation of downtown buildings.
9. Consider the recommendations of and work to implement the ideas created by the newly-formed downtown business committee.
10. Remain open to the possibility of expanding the Downtown Business District to include stretches of Kennedy Memorial Drive between the eastern city limits and County Road 92.

Highway Commercial Objectives and Policies – Page 18

Objectives

1. Improve the visual impression of these areas by requiring landscaping for all new projects and redeveloping areas through enhanced ordinances and by encouraging landscaping for fully-developed areas.
2. Analyze proposed accesses onto city streets, as well as onto Highway 7 and County Road 92, prior to the developer submitting plans and applications for permits to appropriate agencies.
3. Encourage clustering of commercial uses and shared parking fields to maximize the use of remaining vacant parcels or redeveloped areas and to allow for additional greenspace on these sites.
4. Remain open to the possibility of acquiring/annexing the portion of land currently within the Minnetrista city limits that lies along and south of Highway 7 on each side of the former Dakota Rail line. Perform a cost/benefit analysis of such an acquisition.

Policies

1. Allow a maximum of 75% impervious surface coverage.
2. Combine accesses or require shared access onto city streets.
3. Discourage outdoor storage or require complete screening of such areas.
4. Buffer commercial uses from residential properties through the use of berming, landscaping, fences, or a combination.
5. Enhance the appearance of signs through enforcement and updating of the sign ordinance.
6. Encourage the use of greenspace spread throughout the site rather than allowing clustering of the required landscaped areas.

Industrial Objectives and Policies – Page 19

Objectives

1. Ensure compliance with City and State performance and hazard standards.
2. Attract quality industrial uses that are compatible with the environment.

Policies

1. Allow no uses that are unable to meet the aforementioned standards and Minnesota Pollution Control Agency requirements.
2. Require enhanced landscaping for any new projects or redeveloped sites through a revised landscape ordinance to include tree space, screening or opaqueness, and greenspace requirements.
3. Require loading docks to be facing away from public streets or to be fully screened.

Historical Preservation Objectives and Policies – Page 20

Objective

1. Promote the city's history.

Policies

1. Cooperate with requests to place a structure or site on the National Register of Historic Places.
2. Cooperate with the city's Historical Society in attempts to organize, collect, and preserve items reflective of the city's history.