



DILWORTH PLANNING COMMISSION REGULAR MEETING
WEDNESDAY, MARCH 4, 2026, 5:30 PM

- 1. Call to Order and Welcome Guests**
- 2. Roll Call**
- 3. Agenda Approval**
- 4. Approval of Minutes**
 - 4.a [Approve minutes from February 4, 2026 Planning Commission Meeting](#)
- 5. Public Hearing**
 - 5.a [Rezoning of Parcel ID 52.325.0010 \(Block 4, Hougues 6th Addition\) from R1 Residential \(Single-Family & Limited Two Family\) to R3 Residential \(Limited Multiple-Family\)](#)
 - 5.b [Medium Density Residential Planned Unit Development: Three \(3\) Twin Homes Planned Unit Development Along 7th Street NE, Between Clay County Ditch 50 and 4th Avenue NE; Parcel ID 52.325.0010 \(Block 4, Hougues 6th Addition\) | Property owners: Steve Opatril and Rick Halvorson | Applicant: Ziebarth Construction, LLC d/b/a ZCON](#)
- 6. Public Hearing**
 - 6.a [Setting the Zoning of Property Located in the Southeast Quarter of Section 1-149-48, Clay County, Minnesota “Parcel ID 52.900.0001 \(Lots 1 and 2, Block 1 - Community Center Addition\) to MU-2 Rail Mixed-Use](#)
- 7. Receive and File Building Permits**
 - 7.a [Receive and File Building Permits for January 2026](#)
- 8. Project Updates**
- 9. Adjournment**