

**MINUTES OF THE REGULAR MEETING
PLANNING COMMISSION
LITTLE CANADA, MINNESOTA**

SEPTEMBER 10, 2020

Pursuant to due call and notice thereof a regular meeting of the City Council of Little Canada, Minnesota was convened on the 10th day of September, 2020 in the Council Chambers of the City Center located at 515 Little Canada Road in said City.

Chair Nick Schwalbach called the meeting to order at 6:30 p.m. and the following members of the Planning Commission were present at roll call:

PLANNING COMMISSION: Johnson, Kwapick, Schwalbach, Buesing, Westadt and Thorson.
Absent: Kulousek.

ALSO PRESENT: Community Development Director/ Planner Corrin Wendell

In accordance with the requirements of Minn. Stat. Section 13D.021, the City Administrator has determined that an in-person meeting is not practical or prudent because of a health pandemic or an emergency declared under Chapter 12 of the Minnesota Statutes.

Because of the health pandemic and emergency declaration, it has been determined that attendance at the regular meeting location by elected officials and members of the public is not feasible. Therefore, some or all of the City Council members may be participating by telephone or other electronic means. This meeting will be recorded in its entirety.

Members of the public may monitor the meeting on the CTV North Suburbs website (live stream) or use the meeting link provided on the city website prior to the meeting.

ADOPT AGENDA

The agenda was approved as presented.

MINUTES

Commissioner Johnson made a motion to approve the July 9, 2020 Planning Commission minutes as submitted. Commissioner Westadt seconded the motion. The motion was unanimously approved.

OPEN TO THE PUBLIC

No comments.

PUBLIC HEARING

**MINUTES
PLANNING COMMISSION
SEPTEMBER 10, 2020**

None.

COMMISSIONER BUSINESS ACTION ITEMS AND RECOMMENDATIONS
MINOR SUBDIVISION

The Community Development Director reported that a public notice was printed prior to tonight's meeting, along with mailed notification of the request. She presented the request to approve a minor subdivision for land that will transfer a small parcel from one owner to another without creating a new lot. She reviewed the existing conditions and compared the existing lot line to the lot line that is proposed under the request. She reviewed the zoning code requirements and advised that a public hearing would be held at the City Council meeting.

Commissioner Thorson stated that he is interested in the background of why the two property owners desire this lot line adjustment.

Chair Schwalbach stated that the applicant and his mother own the two properties and they would like to have the lot line better aligned in the case that a property is to be sold in the future to someone outside the family.

Johnson introduced the following motion:

***RECOMMENDING THE APPROVAL OF A SUBDIVISION/LOT LINE
ADJUSTMENT FOR THE FOLLOWING PARCELS WITHIN THE R-1 SINGLE
FAMILY RESIDENTIAL DISTRICT:***

- ***2933 CENTERVILLE ROAD, PID 062922140017 – FROM 0.47 ACRES TO 0.52 ACRES***
- ***2939 CENTERVILLE ROAD, PID 062922140016 – FROM 0.56 ACRES TO 0.53 ACRES***

The foregoing motion was duly seconded by Thorson.
Ayes (6). Nays (0). Motion passed.

TEXT AMENDMENT – BREWERY USE

The Community Development Director stated that the City received interest from a business owner that was interested in opening a brewery/taproom in Little Canada in the B-3 District. She stated that the applicant lost the space they were interested in during this process but is still interested in looking for another space in Little Canada and thus staff believed this proposed amendment should continue to move forward so that the City is ready should this party, or another party desire this type of use in the future. She reviewed the proposed text amendment language. She stated that the public hearing will be held at the City Council meeting.

**MINUTES
PLANNING COMMISSION
SEPTEMBER 10, 2020**

Commissioner Kwapick stated that he would be in favor of this action as it would expand the utilization of the buildings and space within the City. He stated that he favors moving forward with this proactively.

Commissioner Johnson asked if the existing Code for food service requires food to be sold with a liquor license.

The Community Development Director confirmed that food service is required. She noted with a brewery the City would ensure that a tasting room or food service could be met and comply with State Statute.

Chair Schwalbach asked if there is a cap on the number of liquor licenses available and whether those standards would need to be met.

The Community Development Director stated that there is currently one license available, but that could be increased if desired in the future.

Chair Schwalbach stated that he would support increasing the number of liquor licenses but would want to ensure that everyone else is onboard as it would not make sense to add this language into the text if the liquor license cap is going to remain and prohibit that type of business from coming into the city in that way. He asked for details on parking.

The Community Development Director confirmed that there is a parking ratio.

Commissioner Johnson agreed that if the zoning text is going to be changed, it would make sense to increase the number of liquor licenses available at the same time.

Commissioner Thorson stated that he would support this moving forward but asked if this would cause additional work for staff in moving this forward now, with the knowledge that the Code is currently being updated in other areas.

The Community Development Director provided details on the Zoning Code update process. She stated that it would be helpful to have this move forward prior to that time to ensure that proper updates can be made for all allowed uses within the Code.

Commissioner Buesing commented that it would be helpful to have the Zoning Code organized in the proper steps to make it more user friendly.

The Community Development Director confirmed that they are attempting to make things as user friendly as possible.

Buesing introduced the following motion:

**MINUTES
PLANNING COMMISSION
SEPTEMBER 10, 2020**

RECOMMENDING THE APPROVAL OF A TEXT AMENDMENT TO SECTIONS 902, 903, 912, 913, AND 914 TO ALLOW FOR A BREWERY, BREW PUB, DISTILLERY, WINERY, OR TAP ROOM USES WITHIN THE ZONING CODE.

The foregoing motion was duly seconded by Johnson.
Ayes (6). Nays (0). Motion passed.

REPORT FROM STAFF

The Community Development Director stated that the Zoning Code update will be about 12 to 14 months and will hopefully begin in 2021 with the assistance of Planning Consultant Bill Weber.

REPORTS FROM COMMISSIONERS

No Comments.

There being no further business, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Amanda Staple
TimeSaver Off Site Secretarial, Inc.