

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

OCTOBER 8, 2020

Pursuant to due call and notice thereof a regular meeting of the City Council of Little Canada, Minnesota was convened on the 8th day of October, 2020 virtually via Zoom.

Chair Nick Schwalbach called the meeting to order at 5:08 p.m. and the following members of the Planning Commission were present at roll call:

PLANNING COMMISSION: Johnson, Kulousek, Kwapick, Schwalbach, Buesing, Westadt and Thorson. Absent: None.

ALSO PRESENT: Community Development Director/ Planner Corrin Wendell and Planning Consultant Bill Weber

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 Planning Commission Agenda was approved as submitted.

MINUTES

Commissioner Kwapick made a motion to approve the September 10, 2020 Planning Commission minutes as submitted. Commissioner Taelor seconded the motion. The motion was unanimously approved.

OPEN TO THE PUBLIC

No comments.

ZONING CODE UPDATE – LAND USE TABLES

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The Community Development Director provided background information on the update to the Zoning Code.

Bill Weber provided a summary of the comprehensive list that he developed related to the updating of the Zoning Code. He provided additional details related to land uses as well as conditional, accessory and permitted uses. He stated that there are some structural problems within the Zoning Code as well as flaws within the different zoning districts and provided some examples. He identified areas of the Zoning Code that could be condensed or simplified for efficiency and clarity.

Commissioner Kwapick asked how this would interplay with the existing PUDs.

Mr. Weber explained that the PUD tool has been used as a crutch to get around the inadequacies of the current Zoning Ordinance. He stated that any land zoned PUD can keep that land designation, but it would be reviewed if the property redevelops. He noted that some of the sites could be reverted to a standard zoning district.

The Community Development Director commented that for the properties that are zoned PUD, it can be difficult to discuss allowed uses with interested parties and it would be easier to have a list of allowed uses as mentioned by Mr. Weber. She stated that perhaps the original intent was to provide flexibility, but it instead often causes confusion.

Mr. Weber identified additional areas of the code that could be condensed and/or cleaned up, providing examples. He commented that after the updates the Zoning Code should be more understandable, and easy to use.

Commissioner Kwapick agreed that it would be easier to have a better identified plan and outlined uses so that variances are not used as much.

Commissioner Johnson agreed that this is a good plan. She commented that while the PUD offers flexibility, it also places undue burden on the businesses because of the additional work that is necessary without knowing whether their business would be an allowed use. She believed that more unified guidelines and clarity would make it more attractive to businesses that may want to be in the corridor.

The Community Development Director reviewed the next steps, which includes a discussion with the City Council about the process in November.

REPORT FROM STAFF

The Community Development Director reported that Commissioner Westadt is moving outside of the City and therefore will be resigning as a member of the Commission. She thanked

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Commissioner Westadt for her service, noting that the Council will present her with a certificate recognizing her time on the Planning Commission.

Commissioner Westadt commented that it has been wonderful to be a part of the Commission and the community of Little Canada.

The Commission thanked Commissioner Westadt for her service to the Commission.

REPORTS FROM COMMISSIONERS

No Comments.

There being no further business, the meeting was adjourned at 5:47 p.m.

Respectfully submitted,

Amanda Staple
TimeSaver Off Site Secretarial, Inc.