

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

APRIL 9, 2020

Pursuant to due call and notice thereof a regular meeting of the Planning Commission of Little Canada, Minnesota was held on the 9th day of April, 2020 in the Council Chambers of the City Center located at 515 Little Canada Road in said City.

Chair 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	Mr. Bill Buesing (arrived at 6:42 p.m.) Ms. Nicole George Ms. Taelor Johnson Ms. Dawn Kulousek Mr. Chris Kwapick Mr. Nick Schwalbach Mr. Eric Thorson
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ABSENT:	None
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ALSO PRESENT:	Ms. Corrin Wendell, Community Development Director
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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 appointed officials and members of the public is not feasible. Therefore, all of the Planning Commission 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 City's website or at the meeting link provided on the city website.

MINUTES **Commissioner Westadt made a motion to approve the March 12, 2020 Planning Commission minutes as submitted. Commissioner Johnson seconded the motion. The motion was unanimously approved.**

OPEN TO THE PUBLIC Chair Schwalbach invited comments from members of the public.
No comments were made.

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**P.C.R. 2020-01
CONDITIONAL USE
PERMIT – 2901
CONDIT STREET**

The City Planner presented a request to allow a detached garage that exceed 1,000 square feet in size at 2901 Condit Street. She noted that this request would replace the existing detached garage, which is currently 864 square feet in size, with the new garage, proposed to be 1,400 square feet in size. She stated that the property is located in the R-1 single family zone and reviewed the existing related conditions. She reviewed an aerial photograph and proposed site plan. She stated that the applicable setbacks and other provisions of the zoning code would be met as proposed. She noted that the City Council will hold a public hearing on April 22nd noting that the Planning Commission is requested to make a recommendation on the Conditional Use Permit request. She referenced a written comment submitted by the neighbor located at 2883 Condit Street, who is not opposed to the size of the garage but is concerned with the placement and wants to ensure that a survey is completed and reviewed by the City to ensure the side yard setback is met.

Commissioner Kwapick asked and received confirmation that 2882 Condit Street is the property to the south of the applicant.

Commissioner Buesing arrived at the meeting.

Commissioner Johnson asked if the proposed garage would be closer to the southern property line, or whether the structure is increasing east to west.

John Grant, applicant, replied that his garage appears to be 13 feet from the property line currently and would be moved three feet closer to the property line to meet the ten-foot setback. He stated that the survey would be completed prior to construction.

Commissioner Johnson made a motion to recommend to the City Council approval of the Conditional Use Permit application to the City Council to allow a detached garage area of approximately up to 1,400 square feet in size located at 2910 Condit Drive, PID 062922130009 subject to the following conditions:

No business activities shall occur within the garage structure.

Commissioner Kwapick seconded the motion. The motion was unanimously approved.

**COMPREHENSIVE
PLAN UPDATE**

The City Planner stated that with the COVID-19 situation, the process had been put on hold. She stated that the Comprehensive Plan remains in final

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draft and staff is hoping to post that to the City website for the public to review. She stated that the Planning Commission is tentatively scheduled to hold a public hearing on May 14th and provided the tentative schedule that would follow.

**PLANNED UNIT
DEVELOPMENT
TEXT AMENDMENT
UPDATE**

The City Planner provided an update on the Planned Unit Development ordinance, noting that staff is reviewing the ordinance to determine if amendments can be made to update and clarify the language/process.

**PLANNING AND
ZONING UPDATE**

The City Planner provided an update on planning and zoning including the Vadnais Heights CPA review and response, Resilient Communities Project, and updates to the City's zoning and land use applications.

**REPORTS FROM
COMMISSIONERS**

No comments.

ADJOURN

There being no further business, Commissioner Johnson adjourned the meeting at 6:54 p.m.

Respectfully submitted,

Amanda Staple
TimeSaver Off Site Secretarial, Inc.