

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

**DECEMBER 12, 2019**

Pursuant to due call and notice thereof a regular meeting of the Planning Commission of Little Canada, Minnesota was held on the 12<sup>th</sup> day of December, 2019 in the Council Chambers of the City Center located at 515 Little Canada Road in said City.

Chair Bill Buesing 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 Mr. Chris Kwapick Ms. Taelor Johnson Ms. Nicole Westadt Mr. Eric Thorson Ms. Dawn Kulousek
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ABSENT:	Mr. Nick Schwalbach
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ALSO PRESENT:	Mr. Chris Heineman, City Administrator Ms. Heidi Heller, City Clerk Mr. Bill Weber, Weber Community Planning
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**COMPREHENSIVE  
PLAN UPDATE**

The City Administrator explained that tonight's workshop is to continue discussion on the Comprehensive Plan. He stated that tonight we are going to review XX chapters. He noted that the transportation, surface water and chapters are still being worked on. He explained that the format is also being updated. The Commissioners agreed that they really like how readable and better looking the document is.

Mr. Bill Weber, Planning Consultant, stated that the Comprehensive Plan is now well on its way to being complete. He reviewed the basic topics of the Comprehensive Plan;

The City Administrator stated that there should be some acknowledgment in the plan about the flooding at Twin Lake. Mr. Weber stated that affect natural resources and surface water chapters.

Johnson stated that a statement about Little Canada being aging-friendly is important. Buesing stated that one thing being done in areas of the

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country was a senior living building that also included a daycare and preschool in the same building.

Mr. Weber stated that Little Canada has about 450 units of manufactured housing in three parks, two of which are on Rice Street. He noted that North Star Estates is built on poor soils so there is really no demand to change that use, but the other parks locations along Rice Street could allow for an interest in changing the land use. He explained that the Comprehensive Plan has statements about the planned potential land uses for the parks.

Mr. Weber discussed the planned land uses for the Heinel land that is being marketed for redevelopment. He noted that the Metropolitan Council has designated about 250 additional housing units to be added between 20xx – 2040, but stated that the city may have already met or come close to that number due to new houses, including the 150 units of senior living recently built on Rice Street. The City Administrator stated that this entire area is currently zoned R-1, Single Family Residential, so some rezoning would need to occur for different uses. The Commission discussed options for mixed uses in this area.

Mr. Weber reviewed the Little Canada Road area between County Road C and Rice Street. There is a triangle area that is proposed to continue as some existing commercial, but also change the rest of this area to mid to higher density housing.

The Rice Street corridor was reviewed. He stated that many areas along Rice Street are ripe for redevelopment, but recommends letting the market decide how it changes through core-mixed use planning. He stated there is plenty of potential for redevelopment along Rice Street, and the zoning code should be reviewed. He suggested that a corridor plan could be done for Rice Street in partnership with the city of Roseville and Ramsey County. He noted that there is also language added to the Comprehensive Plan that suggests the city do a sidewalk study.

Mr. Weber suggested that the Commissioners read the introduction and summary chapters first and then read through the rest of the chapters to hit the high points. He stated that this plan should be used and not just sit on a shelf. He suggested the Commission review the decisions made and compare them to the Comprehensive Plan.

**ADJOURN**

There being no further business, Buesing adjourned the meeting at 8:26pm.

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Respectfully submitted,

Heidi Heller  
City Clerk