

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

**MARCH 10, 2022**

Pursuant to due call and notice thereof a regular meeting of the City Council of Little Canada, Minnesota was convened on the 10<sup>th</sup> day of March, 2022 in the Council Chambers of the City Center located at 515 Little Canada Road in said City.

Chair Chris Kwapick called the meeting to order at 5:30 p.m. and the following members of the Planning Commission were present at roll call:

**PLANNING COMMISSION:** Kulousek, Kwapick, Mitchell, Buesing, and Thorson. Absent: Johnson and Quarles.

**ALSO PRESENT:** Community Development Director/ Planner Corrin Wendell

**ADOPT AGENDA**

The agenda was approved as presented.

**MINUTES**

Commissioner Thorson made a motion to approve the February 10, 2022 Planning Commission minutes as submitted. Commissioner Mitchell seconded the motion. The motion was unanimously approved.

**OPEN TO THE PUBLIC**

No comments.

**PUBLIC HEARINGS**

None.

**COMMISSION BUSINESS: VARIANCE – 209 RYAN DRIVE – CASE #1408**

The Community Development Director presented a variance request to allow for a reduction in a side yard setback from 20 feet to eight feet to accommodate a new building addition. She reviewed the property size and zoning. She highlighted the location of the proposed building addition which would be attached to the existing structures on the site. She reviewed the variance criteria and unique conditions of the site that would support this request which are documented in the variance findings. She stated that no comments were received in response to the required mailed notification to properties within 350 feet. She advised that the City Council will hold a public hearing to consider this request at its March 23<sup>rd</sup> meeting.

**MINUTES  
PLANNING COMMISSION  
MARCH 10, 2022**

Roger Stanke, applicant, stated that he had the first building in the industrial park in 1974 and made additions in 1990 and 2000. He commented that he does have renters in portions of the building. He noted that the original plan to was tear down one of the existing building segments and extend that to provide more space but because of the soil conditions and groundwater levels there were unable to expand in that area. He noted that this proposal would provide the necessary additional space to allow business expansion. He identified the other constraints of the site noting that the proposed location is the only viable space for expansion.

Commissioner Mitchell asked the distance to the neighboring building.

Mr. Stanke estimated about 30 feet if the eight-foot setback is approved. He noted that there are several buildings that have four- or five-foot setbacks from the adjoining property. He commented that there is very little vehicle traffic to this portion of the site.

Commissioner Kulousek asked if the neighboring property owner had an objections.

The Community Development Director commented that the neighbor was notified and did not provide comments.

Mr. Stanke commented that he has spoken with all the neighboring properties and did not receive any objections. He explained the problems he has experienced after a recent project completed by the watershed, noting that he is working with City staff to resolve the issue.

Kulousek introduced the following motion:

***RECOMMENDING THE APPROVAL OF A VARIANCE TO ALLOW A REDUCTION IN A SIDE YARD SETBACK TO 8'0" LOCATED AT 209 RYAN DRIVE, PID 313022340011.***

The foregoing motion was duly seconded by Buesing.  
Ayes (5). Nays (0). Motion passed.

**COMMISSION BUSINESS: CONDITIONAL USE PERMIT – 2921 CONDIT STREET – CASE #1409**

The Community Development Director presented a request for a Conditional Use Permit to allow an attached garage that exceeds 1,000 square feet at 2921 Condit Street. She reviewed the parcel size, noting that the detached structure would be removed in order support the construction of the attached garage. She reviewed the proposed garage plans noting that windows would be installed in the side to breakup that façade. She stated that the applicant would be open to considering the addition of a dormer if desired. She reviewed the

**MINUTES  
PLANNING COMMISSION  
MARCH 10, 2022**

considerations for a Conditional Use Permit of this type. She stated that the City Council will hold a public hearing at its March 23<sup>rd</sup> meeting and notification has been mailed to properties within 350 feet. She asked the Commission to make a recommendation on this request and reviewed condition suggested by staff.

Chair Kwapick stated that he would like to ask the applicant about his comfort level with the recommendations of staff related to breaking up that side façade and therefore was glad to hear the input from staff that the applicant was willing to add windows.

Commissioner Buesing commented on the pitch of the roof and height of the door, noting that the door may require windows as well and perhaps the pitch of the roof be reduced a bit.

The Community Development Director confirmed that there are other similar sized garages in the area.

Thorson introduced the following motion:

***RECOMMENDING THE APPROVAL OF A CONDITIONAL USE PERMIT (CUP) TO ALLOW AN ATTACHED GARAGE THAT EXCEEDS 1,000 SQUARE FEET LOCATED AT 2921 CONDIT STREET, PID 062922130060, WITH THE FOLLOWING CONDITIONS:***

- 1. NO BUSINESS ACTIVITIES SHALL OCCUR WITHIN THE GARAGE STRUCTURE.***
- 2. THE PARCEL SHALL NO LONGER BE ELIGIBLE FOR AN ACCESSORY SHED.***
- 3. BREAK UP THE SCALE OF THE GARAGE WALL THAT FACES YORKTON RIDGE WITH A CHANGE IN MATERIAL, WINDOWS, ARCHITECTURAL FEATURES, OR SIMILAR.***

The foregoing motion was duly seconded by Mitchell.

Ayes (5). Nays (0). Motion passed.

**COMMISSION BUSINESS – ZONING MAP AMENDMENT – UPDATE AND DISCUSSION**

The Community Development Director presented the draft zoning map which would implement the recent zoning changes. She noted that staff would continue to work on the map with the intention of presenting it to the Commission for formal consideration at its April meeting.

Commissioner Mitchell asked if a property would be restricted when it is rezoned.

**MINUTES  
PLANNING COMMISSION  
MARCH 10, 2022**

The Community Development Director explained that the property would continue to do what it currently can do today and would not be additionally restricted.

Chair Kwapick commented that this will make it much easier for developers to look at the map to see what is allowed.

**REPORTS FROM STAFF**

The Community Development Director referenced allowances for garage sizes and accessory structures. She stated that the City has been following the path of using a CUP to allow a garage or accessory structure over 1,000 square feet. She noted that staff drafted potential language that would clarify the intent to eliminate confusion and reviewed the proposed language with the Commission. She welcomed input from the Commission as they read the draft language and noted that she will bring this back for consideration at the next meeting.

Commission Buesing referenced the 30 percent lot coverage language noting that he would interpret that language as each structure could be up to 30 percent and provided a suggestion that would clarify that to read that the combination of cannot exceed 30 percent of the lot coverage.

Chair Kwapick referenced A and B which adds accessory buildings and noted that seems to preclude garages from the setback.

The Community Development Director provided clarification noting that the garage requirements are found in a different section.

Chair Kwapick stated that it would be helpful to add more information to make that as clear as possible. He stated that there have been a few CUP requests for garages over the allowed size which include a condition that a shed is then not allowed. He stated that perhaps language should be added to this section clarifying that additional accessory structures would not be allowed for garages with increased size to make sure applicants are aware from the beginning.

**REPORTS FROM COMMISSIONERS**

None.

**There being no further business, the meeting was adjourned at 6:31 p.m.**

Respectfully submitted,

Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*