

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

JANUARY 26, 2023

Pursuant to due call and notice thereof a regular meeting of the City Council of Little Canada, Minnesota was convened on the 26th day of January, 2023 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: Boe-Schmidtz, Kulousek, Kwapick, Masrud, Thorson, and Youth Commissioner Lum

ALSO PRESENT: Community Development Director/ Planner Corrin Wendell

ADOPT AGENDA

The agenda was approved as presented.

MINUTES

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

OPEN TO THE PUBLIC

No comments.

WELCOME FROM MAYOR TOM FISCHER

Mayor Fischer thanked the Commission for its service to the community and welcomed the new members. He explained the valuable service that the commissions provide to the City Council.

PUBLIC HEARING

COMMISSIONER BUSINESS: ELECT NEW VICE-CHAIR

Chair Kwapick opened the floor for nominations for the position of Vice-Chair.

Commissioner Thorson nominated himself for the position.

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Commissioner Kulousek asked if Commissioner Johnson expressed interest in the position.

Commissioner Thorson asked if the decision could be postponed to the next meeting when Commissioner Johnson is also in attendance.

The Community Development Director confirmed that the Commission could choose to do that.

Commissioner Thorson made a motion to table the election of Vice-Chair. Commissioner Kulousek seconded the motion. The motion was unanimously approved.

COMMISSIONER BUSINESS: LOT LINE ADJUSTMENT, 2780 NOEL DRIVE – CASE #1417

The Community Development Director presented a request for a lot line adjustment between two parcels. She explained that the lot line would move about ten feet to provide additional width between the structure and the lot line. She stated that both lots would continue to exceed the minimum lot standards and dimensions. She stated that the City Council will hold a public hearing at its February 8th meeting and property owners within 350 feet were notified. She stated that staff recommends approval of the request as presented.

Chair Kwapick commented that this seems straightforward.

Commissioner Thorson agreed there is little to debate when both parties are amenable to this kind of minor lot line adjustment.

Thorson introduced the following motion:

RECOMMENDING THE APPROVAL OF A MINOR SUBDIVISION, LOT LINE ADJUSTMENT LOCATED AT 2780 AND 2750 NOEL DRIVE TO MODIFY THE SIDE LOT LINE 10 FEET TO THE SOUTH FOR LOT 16, BLOCK 5 AND LOT 17, BLOCK 5

The foregoing motion was duly seconded by Kulousek.

Ayes (6). Nays (0). Motion passed.

COMMISSIONER BUSINESS: PRELIMINARY PLAT AND VARIANCE, VILLAS OF GERVAIS WOODS – CASE #1414

Chair Kwapick recognized that this has come before the group multiple times and thanked all the parties that have worked cooperatively throughout this process.

The Community Development Director stated that this is a new application based on changes that were made, noting that the previously reviewed case was ended in November. She stated

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that this would propose to subdivide the property into seven lots with a request to reduce the minimum lot depth by eight feet for four of the proposed lots. She reviewed the zoning of the property and noted that the proposed road would access from Edgerton. She provided a brief review of the previous request which was ultimately denied in November and provided the ability for the developer to make changes and submit a new request. She reviewed the major subdivision requirements and noted that the watershed has provided conditional approval of their application. She reviewed some of the comments received from the Council at the January workshop. She provided an overview of the proposed site plan as well as the landscape and tree preservation plan. She explained the desire of the Council for the road to be public versus private, as originally proposed by the developer, and noted that in order to provide for a public road, four lots would be impacted in depth by eight feet. She reviewed the related variance request for the lot depth, noting that all other zoning requirements have been met. She summarized the different reviews that are completed as part of this process by City staff and other agencies.

Sean Keatts, applicant, introduced himself and provided background information on his company. He also provided some examples of developments his company has constructed in other communities, noting that they attempt to fit the new houses into the existing neighborhood. He commented on the lengthy process they followed in the first application, noting that the Planning Commission recommended approval of the previous request on two occasions. He believed that they had made the project better with the comments of the neighbors and City Council.

Chair Kwapick stated that one of the main things they were waiting on in the initial proposal was related to stormwater and asked for an overview on what was found in the report by the watershed.

The Community Development Director provided more details on the stormwater report and civil drawings provided in the packet. She also reviewed the conditions of approval as specified by the watershed.

Commissioner Masrud asked and received confirmation that both the City Engineer and watershed are confident in the plans submitted. He also noted that the only variance request at this time is the lot depth.

The Community Development Director confirmed that the previous request included more variances that were eliminated with the redesign of the plans.

Chair Kwapick appreciated that this would be a public road rather than a private road.

Student Representative Lum asked for details on how construction vehicles would access the site and if traffic would be impacted.

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The Community Development Director explained that the County works with the applicant to ensure there is access and explained how construction vehicles access the site. She noted that there would not be any road closures related to construction.

Jessica Turcot, 2674 Schletty, commented that she appreciates the additional area in the rear yards. She stated that although she would prefer three or four houses, she understands that more are allowed. She commented that she likes that the proposal meets City standards where it meets her yard. She stated that in previous discussion with the developer he stated that he would preserve as many trees in the outlot as possible but noted that many of the larger trees are proposed to be impacted in this plan. She asked if more of the larger trees could remain on the outlot. She stated that while she still has concerns about water, she acknowledged that she is not an expert.

Mr. Keatts stated that their goal is to limit the number of trees removed to the extent possible. He explained that if they are able to save more trees on the outlot, they would but did not want to overpromise and under deliver. He commented that if there is a way to save trees marked for removal of the plan, they would do that.

Justin Parda, 2655 Edgerton, commented that he still has some concern with water flow. He was unsure how close the new roadway would be to his back property line, noting that there is a slope into his back property. He asked if there would be an easement request and what would occur in the space between the roadway and his property line. He had concern with snow melt drainage if the snow is plowed into that area. He stated that he has a large trunk maple in his backyard and provided details on its critical root zone. He wanted to ensure that his tree was not impacted during construction. He stated that if the tree were damaged there would be legal liability. He expressed concerns with security and wanted more information on potential barriers. He did not want snow removal to encumber his backyard and requested that in writing. He appreciated the efforts of the applicant in trying to accommodate the input received.

Robert Vinet, 2682 Schletty Drive, commented that in previous review there was a lot of discussion related to grade changes. He stated that there was previous discussion of a large retaining wall that would lead to the outlot, and along the west side of the properties. He commented that he appreciates the new plan but has not seen a detailed presentation of the grade changes. He commented that he would like to ensure tree health and would find it useful to see that additional detail.

Mr. Keatts commented that along the western side of the property they would propose tuck under houses rather than a rambler or two story which would eliminate the need for additional grading and a retaining wall.

The Community Development Director commented that the detailed drawings are available on the City website.

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Kathy Vinet, 2682 Schletty Drive, commented that she would have preferred the information to be available on the website earlier in order to have more time for review. She referenced a comment from a Councilmember in the last review related to perhaps discussing more broadly the allowed density for R-1 in terms of the calculation and removing land that is not buildable.

The Community Development Director commented that typically the agenda packet is posted the Friday before the meeting but acknowledged that she was waiting for additional information and did not post the packet until Monday. She commented that if a resident is interested, they could reach out to her if the information they are looking for is not available online.

Commissioner Masrud asked if the requirement to treat stormwater onsite is of the City or watershed.

The Community Development Director provided details noting that both the watershed and City have requirements for stormwater. She also provided information on different methods to treat water onsite.

Commissioner Thorson commented that it is nice to see the plan progressing and appreciated the additional input from residents.

Thorson introduced the following motion:

RECOMMENDING THE APPROVAL OF A PRELIMINARY PLAT AND VARIANCE APPLICATION FOR THE PROPERTY LOCATED AT 0 EDGERTON STREET (PID 052922340061) TO SUBDIVIDE THE PARCEL INTO SEVEN PARCELS WITH AN EIGHT FOOT REDUCTION OF LOT DEPTH FROM 130 FEET TO 122 FEET FOR FOUR OF THE SEVEN PARCELS LOCATED ON THE WEST SIDE OF THE SUBDIVISION

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

REPORTS FROM STAFF: PLANNING COMMISSION 2023 CALENDAR

The Community Development Director stated that the calendar of meetings for this year was included in the packet.

REPORTS FROM COMMISSIONERS

No comments.

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There being no further business, the meeting was adjourned at 6:39 p.m.

Respectfully submitted,

Amanda Staple
TimeSaver Off Site Secretarial, Inc.