

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

**APRIL 13, 2023**

Pursuant to due call and notice thereof a regular meeting of the City Council of Little Canada, Minnesota was convened on the 13<sup>th</sup> day of April, 2023 in the Council Chambers of the City Center located at 515 Little Canada Road in said City.

Chair Taelor Johnson 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, Buesing, Johnson, Kulousek, Masrud, Thorson, and Youth Commissioner Lum

**ALSO PRESENT:** Community Development Director, Corrin Wendell

**ADOPT AGENDA**

The agenda was approved as presented.

**MINUTES**

Commissioner Kulousek made a motion to approve the March 9, 2023 Planning Commission minutes as submitted. Commissioner Buesing seconded the motion. The motion was unanimously approved.

**OPEN TO THE PUBLIC**

No comments.

**PUBLIC HEARING**

**COMMISSIONER BUSINESS: MINOR SUBDIVISION/LOT LINE ADJUSTMENT –  
2857 AND 2851 VANDERBIE STREET – CASE #1418**

The Community Development Director presented a request for a lot line adjustment noting that the two parcels would like to subdivide the back of their lots to create a new lot which would face Labore. She stated that once the new lot line is established, parcel C would be created. She noted that both parcels face Vanderbie and are longer lots. She stated that the new lot facing Vanderbie would be similar to the adjacent lots that also face Labore and would be similar in size. She reviewed the zoning code requirements noting that upon completion of the lot line adjustment, all three parcels would meet those requirements. She stated that the City Council will hold the public hearing at its meeting on April 26<sup>th</sup>.

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Commissioner Masrud referenced the property at 2857 and asked if there would be sufficient setup for the garage once the property line is moved.

The Community Development Director confirmed that setback would be met with the newly proposed lot line. She stated that there would not be any nonconformities created.

Chair Johnson asked if the shed would remain and become part of the new lot.

The Community Development Director commented that accessory building may not stay. She stated that if there was a desire to use the shed, it could not be used until the new home is built.

Commissioner Boe asked for information on where the new driveway would be placed.

The Community Development Director stated that when the building permit is received, it would have the proposed driveway location. She stated that the driveway could be located on either side, as long as the setback is met. She commented that the new lot would be similar in size and shape to 475 and 485 Labore and therefore would keep in character with that neighborhood.

Commissioner Buesing asked if the two parcels are owned separately.

The Community Development Director confirmed that the two properties are separately owned and explained that those property owners worked together to bring forward this request.

Commissioner Buesing provided input on the mortgage appraisals that would need to be completed to ensure the value of the land is not lost by the split.

The Community Development Director confirmed that staff did discuss the actions each property owner would need to go through with their insurance company and bank as part of this process before recording with the County.

Chair Johnson noted that the liability would fall to the applicants.

Commissioner Buesing stated that he would not want to see the new home come back with a variance request.

The Community Development Director stated that she is clear that a new lot and building pad created would need to meet the standards of the zoning code.

Chair Johnson noted that the Commission is only considering the lot creation tonight, but it is on record as to the position of a variance request going forward.

Chair Johnson invited residents to provide input.

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Alex Pearson, 485 Labore Road, stated that his property is directly adjacent to the newly proposed lot. He stated that he has concern with the setback for the existing garage and whether that would be met with the new lot lines. It was confirmed that the garage would meet that setback. He asked if any house plans have been submitted.

The Community Development Director replied that there have not been any building plans submitted.

Mr. Pearson stated that he received the letter in the mail today, the day of this meeting.

The Community Development Director replied that the letter was sent out Monday for the public hearing on April 26<sup>th</sup> which exceeds the ten-day notification requirement.

Chair Johnson explained the role of the Commission as an advisory commission.

Mr. Pearson asked if there are requirements from the watershed on the new structure. He stated that other subdivisions have requirements for stormwater treatment. He stated that with a new development there are plans for treating drainage for the entire area rather than adding something into an existing area.

Chair Johnson explained that homes are often built next to existing homes. She stated that the side setbacks ensure that there is space and damage is not caused to existing structures.

The Community Development Director stated that the water is supposed to drain to the property lines and the building official will review the grading plan when the permit is submitted.

Commissioner Buesing explained how the grading will be done to ensure the drainage from the new lot does not impact adjacent lots. It was explained that the drainage cannot be routed to an adjacent property.

Mr. Pearson asked if there are requirements for architecture and design.

Chair Johnson stated that the codes would need to be met but noted that would be speculation at this time because there are no plans as of yet.

Kulousek introduced the following motion:

***RECOMMENDING THE APPROVAL OF A MINOR SUBDIVISION, LOT LINE ADJUSTMENT, LOCATED AT 2857 AND 2851 VANDERBIE STREET FOR PARCEL ID NUMBERS 05-29-22-31-0011 AND 05-29-22-31-0012***

The foregoing motion was duly seconded by Boe.

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Ayes (7). Nays (0). Motion passed.

**REPORTS FROM STAFF**

The Community Development Director noted a sidewalk study that will be completed along Labore Road by Bolton & Menk. She stated that there will be several community meetings to share information and gain input from the public.

**REPORTS FROM COMMISSIONERS**

No comments.

**There being no further business, the meeting was adjourned at 6:03 p.m.**

Respectfully submitted,

Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*