

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

AUGUST 11, 2022

Pursuant to due call and notice thereof a regular meeting of the City Council of Little Canada, Minnesota was convened on the 11th day of August, 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: Johnson, Kulousek, Kwapick, Buesing, Thorson (arrived at 5:37 p.m.), and Quarles

ALSO PRESENT: Jane Kansier, Bolton and Menk

ADOPT AGENDA

The agenda was approved as presented.

MINUTES

Commissioner Buesing made a motion to approve the July 14, 2022 Planning Commission minutes as submitted. Commissioner Quarles seconded the motion. The motion was unanimously approved.

OPEN TO THE PUBLIC

No comments.

COMMISSION BUSINESS: CONSIDER A REVISED PLAN FOR PRELIMINARY PLAT AND VARIANCES FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT (VILLAS OF GERVAIS LAKE) AT 0 EDGERTON STREET

Jane Kansier, Planner with Bolton and Menk, introduced herself and noted that she is filling in for the Community Development Director while she is on a brief leave. She presented a revised proposal for this preliminary plat, noting that the Commission considered this at its July meeting. She noted that after the review by the Council, direction was given, and changes were made to the plat which necessitated this coming back to the Commission for review. She stated that the number of lots has been reduced from eight to seven, which eliminated the need for variances to the lot area. She stated that variances would still be requested for rear yard setback and lot depth. She displayed the revised preliminary plat and highlighted the differences from the previously proposed plat. She noted one lot that would need to be slightly adjusted and confirmed that the applicant is going to make that change. She also noted that grade change to

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the cul-de-sac for improved safety. She stated that the developer has met the major subdivision requirements and also provided details on the related zoning requirements. She also reviewed the variance criteria and related findings. She also provided input from the Development Review Committee, City Engineer, and other agencies. She reviewed the next steps in this process.

Commissioner Thorson arrived.

Chair Kwapick appreciated the thorough presentation and acknowledged the work that has been done on this request in the last month. He stated that he is impressed that a lot of the concerns expressed by the Commission at the previous meeting have been addressed including the lot size, flatter grade, and water management. He stated that his only concern would be with a potential impact to privacy related to the reduced rear yard setback.

Commissioner Buesing stated that he visited the site after the last meeting and some of the existing homes on Schletty Drive already have high retaining walls. He asked how the retaining walls would be configured for the homes that face Schletty Drive.

Ms. Kansier replied that she is unsure but noted that these lots would be lower than the lots to the west and the retaining walls would be located on this property.

Commissioner Buesing asked if there is a requirement for a fence to be on top of the retaining wall if the wall is over four feet in height.

Ms. Kansier replied that is quite possible. She stated that building code often requires a fence on top of a higher retaining wall.

Commissioner Buesing stated that if the requirement is not already in code, he would request that be added as a condition of approval.

Commissioner Johnson commented that is a good point if the retaining wall is located in the backyard as it would prevent children from playing on top of the wall. She stated that she would also be concerned with the view of the residents on Schletty as their view would then be a chain link fence. She noted that perhaps safety and aesthetics could be combined.

Commissioner Buesing commented that he would be comfortable using the term barrier atop the wall.

Sean Keatts, applicant, stated that they are working on the grading and elevation plan currently to determine where retaining walls are needed. He stated that once the final plat is developed, he will ensure that the western side of the wall is addressed and whether barriers are required.

Commissioner Quarles asked if anything would be anticipated along the east side of the property.

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Mr. Keatts commented that there is a significant grade along the east side and therefore they may place a berm or fence for safety.

Commissioner Johnson asked if the change in grade would result in a flatter area near Edgerton.

Mr. Keatts confirmed that the grade would not be as steep at Edgerton, and they also reduced the overall slope for the roadway. He noted that the County does not have any concern with the entrance to the development as proposed.

Commissioner Johnson referenced the park dedication and asked if there is any consideration that outlot A would be a part of that.

Mr. Keatts confirmed that has been considered and he would be open to that. He noted that the watershed will be a part of that discussion, but he may be able to dedicate a percentage of that property.

Commissioner Quarles stated that she was excited to see that her comments have been addressed. She stated that she will be interested to see the grading plan. She believes that this request now meets the criteria for the other two request variances as this is a unique site and the variances are reasonable.

Commissioner Thorson asked if the watershed is still reviewing the plans.

Ms. Kansier confirmed that the watershed is still reviewing the plans. She noted that review would need to be completed prior to the final plat request.

Commissioner Johnson referenced the requested 30-foot rear yard setback and noted that request is in character with the area because the rear yard setback was previously 30 feet and was just recently increased.

Commissioner Quarles hoped that the decreased rear yard setback would help to reduce the need for grading as they could use more of a square building pad.

Buesing introduced the following motion:

RECOMMENDING THE APPROVAL OF PRELIMINARY PLAT AND VARIANCE APPLICATION FOR THE PROPERTY LOCATED AT 0 EDGERTON STREET (PID 0529223400061) TO SUBDIVIDE THE PARCEL INTO SEVEN LOTS WITH THE VARIANCE TO PROVIDE A REDUCTION IN THE REAR YARD SETBACK AND LOT DEPTH OF EACH LOT, WITH THE DISCUSSED CONDITIONS

The foregoing motion was duly seconded by Kulousek.

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

REPORTS FROM STAFF

Ms. Kansier commented that the Community Development Director should be back prior to the next Commission meeting.

REPORTS FROM COMMISSIONERS

Chair Kwapick noted that Commissioner Mitchell is moving outside of the city and that will leave a vacancy on the Commission.

Commissioner Johnson thanked Commissioner Mitchell for his contributions while on the Commission.

There being no further business, the meeting was adjourned at 6:06 p.m.

Respectfully submitted,

Amanda Staple
TimeSaver Off Site Secretarial, Inc.