

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

**AUGUST 12, 2021**

Pursuant to due call and notice thereof a regular meeting of the City Council of Little Canada, Minnesota was convened on the 12<sup>th</sup> day of August, 2021 in the Council Chambers of the City Center located at 515 Little Canada Road in said City.

Vice Chair Kwapick called the meeting to order at 5:45 p.m. and the following members of the Planning Commission were present at roll call:

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

**ALSO PRESENT:** Community Development Director/ Planner Corrin Wendell, Planning Consultant Bill Weber, Community Development Intern Michelle Lincoln

**ADOPT AGENDA**

The agenda was adopted as presented.

**MINUTES**

Commissioner Johnson made a motion to approve the June 10, 2021 Planning Commission minutes as submitted. Commissioner Buesing seconded the motion. The motion was unanimously approved.

**OPEN TO THE PUBLIC**

No comments.

**PUBLIC HEARINGS**

No public hearings.

**COMMISSION BUSINESS: ZONING CODE DRAFT ITEMS**

The Community Development Director stated that this is a continued discussion with the zoning code update. She noted that staff has met with the Council on a few occasions and there was direction from the Council to obtain additional details. She stated that the additional research was shared with the Council and staff is here to present those details to the Commission.

The Community Development Intern provided a presentation on accessory dwelling units and duplexes within the R-1 zoning district. She reviewed the information she received from other ring one cities as to what is allowed for accessory dwelling units and duplexes. She also

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reviewed the regulations of the different cities related to accessory dwelling units and duplexes. She displayed photographic examples of different accessory dwelling units along with average costs for construction of an accessory dwelling unit. She reviewed the input received from the cities that have allowed accessory dwelling units.

The Community Development Director stated that staff also reached out to the planners from those communities in order to gain that additional input.

Commissioner Johnson stated that there was good information on accessory dwelling units but asked if there was similar information related to duplexes.

The Community Development Intern stated that they would need to follow up specifically on that as most cities focused on accessory dwelling units.

The Community Development Director stated that the Council has been more split in its position on whether these items should be included in the Code or parked at this time. She asked for input from the Commission. She noted that the remainder of the changes were viewed favorably by the Council.

Bill Weber stated that he did some research on the use of duplexes in other communities a few months ago and most of the surrounding communities he surveyed allowed duplexes allowed in a separate zoning district, rather than R-1. He noted that many of those communities had that provision from early on and those duplexes were built in clusters or pods, rather than the middle of a single-family block. He stated that from a practical standpoint, Little Canada is almost completely built out and there is very little single-family redevelopment occurring at this time but there will be opportunities in the future. He stated that presently there are 152 duplexes in the city, primarily found within three clustered locations. He stated overall, 55 percent of the housing stock is attached or mobile homes.

Commissioner Johnson asked what the objection would be to having a duplex in a single-family neighborhood.

Mr. Weber commented that it might not look like the other houses.

Commissioner Kulousek provided a location where there is a duplex in a single-family area.

Mr. Weber noted that another concern with duplexes is related to whether it would be a rental property.

The Community Development Intern noted that in her research, parking was a concern and is something that could be alleviated through language within the code.

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Mr. Weber stated that he was surprised that Little Canada does not allow on-street parking during the summer or winter.

The Community Development Director provided additional input on the potential concerns related to duplexes that arose during the discussions with the City Council. She noted that staff has received three recent queries related to accessory dwelling units.

The Community Development Intern noted that accessory dwelling units and duplexes are a great method for residents to age in place within the community. She noted that there are funding opportunities that could come along with those housing options.

The Community Development Director stated that staff and the Council had discussion related to the suggestion for no minimum parking within the commercial districts, but the Council was more acceptable reducing the minimum parking requirements. She stated that the reduced parking and lesser setbacks will leave more room for a larger building footprint.

Mr. Weber stated that a user could always choose to build more parking than the minimum. He noted that Saint Paul is going to abolish all minimum parking requirements and it will be the decision of the developer to make a good estimate of what will be needed. He reviewed the last three chapters and highlighted the proposed changes.

The Community Development Director identified the next steps in the process to update the zoning code. She stated that staff will make a cohesive update to the zoning code as one document that will be presented to the Commission at the September meeting and it will then be available on the City website for public comment for about 30 days. She stated that there will then be a public hearing in October and will then go forward to the City Council for formal adoption.

Mr. Weber stated that staff will have to write a good summary memorandum and it would be difficult for members of the public to dig deep into the document and understand all the changes.

Commissioner Johnson asked if the Council was looking for a recommendation on accessory dwelling units and/or duplexes.

The Community Development Director commented that she believes that the Council has obtained the information it was looking for related to those two aspects from the presentation and information gathered by staff.

Vice Chair Kwapick stated that perhaps Roseville had the right idea in starting to allow accessory dwelling units through conditional use permit.

Commissioner Johnson agreed that this would allow a mechanism to allow residents to age in place and live in their own space in an economical way that would allow them to live near their

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family. She stated that property owners would be much more restrictive of who lives in an accessory dwelling unit, as they are also living on the property.

The Community Development Intern confirmed that using a conditional use permit would allow the City to apply additional conditions. She noted that another option would be to require the property owner to live in one side of the duplex, which would provide that additional control over the rental portion of the duplex.

**REPORT FROM STAFF**

No comments.

**REPORTS FROM COMMISSIONERS**

No comments.

**There being no further business, the meeting was adjourned at 6:28 p.m.**

Respectfully submitted,

Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*