

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

SEPTEMBER 9, 2021

Pursuant to due call and notice thereof a regular meeting of the City Council of Little Canada, Minnesota was convened on the 9th day of September, 2021 in the Council Chambers of the City Center located at 515 Little Canada Road in said City.

Chair Schwalbach called the meeting to order at 5:40 p.m. and the following members of the Planning Commission were present at roll call:

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

ALSO PRESENT: Community Development Director/ Planner Corrin Wendell, Planning Consultant Bill Weber

ADOPT AGENDA

The agenda was adopted as presented.

MINUTES

Commissioner Johnson made a motion to approve the August 12, 2021 Planning Commission minutes as submitted. Commissioner Buesing seconded the motion. The motion was unanimously approved.

OPEN TO THE PUBLIC

Little Canada resident Karen Ryan spoke to the Commission regarding Accessory Dwelling Units (ADU). Mrs. Ryan lives at 2570 McMenemy and is interested in a detached ADU for her property as she looks into aging in place and how to stay in Little Canada as she and her husband prepare for potential assisted care in the future. She is interested in incorporating language into the zoning code update that supports being able to have a detached ADU as an opportunity to age in place, downsize from their existing larger home, have quality retirement home for later in life. She would like to locate the home in the rear yard of the south side of her property. She is requesting that the Planning Commission recommend approval to include ADUs in the zoning code update.

CD Director Wendell discussed with the Planning Commission where they were in the process of discussing ADUs with having discussed this item with the City Council at two workshops, as well as a detailed presentation to the Planning Commission throughout the zoning code process.

**MINUTES
PLANNING COMMISSION
SEPTEMBER 9, 2021**

Commissioner Johnson discussed ways in which Mrs. Ryan could also achieve her goals of her property if ADUs did not make it into the code, which included subdividing the property and building a new home next door.

Planning Consultant Weber addressed the Commission stating that we have discussed in length about attached and detached ADUs and that there has been some trepidation within the Council to allow for them within the code in regards to parking.

Councilmember Torkelson stated that the Council did not make a decision yet in regards to ADUs and is still in the process of looking at all of the options in regards to allowing them within the zoning code. Further discussion will be a part of the update process.

Mrs. Ryan stated that her other options could be to request a Text Amendment down the road to include detached ADUs, potentially subdividing the property, which is not their first choice, but they are alternative methods.

Commissioner Johnson suggested potentially having a joint meeting with City Council to discuss further.

PUBLIC HEARINGS

No public hearings.

COMMISSION BUSINESS: ZONING CODE FIRST FINAL DRAFT REVIEW

The Community Development Director stated that this is a continued discussion with the zoning code update. She noted that throughout this process, staff has met with the Council on a few occasions and there was direction from the Council on nine different areas focused on the code. She stated that this is the first final draft review of the zoning code update and that the public hearing for the code is set for City Council on October 27 with the code coming to the Planning Commission at their next meeting on October 14th.

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.

Commissioner Johnson noted that maybe the discussion of duplexes can be brought back to the Council discussion.

Commissioner Schwalbach asked about outdoor storage language for commercial and industrial as well as Conditional use permits and licensing.

**MINUTES
PLANNING COMMISSION
SEPTEMBER 9, 2021**

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 October 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 to dig deep into the document and understand all the changes as we approach the adoption process of the code.

REPORT FROM STAFF

No comments.

REPORTS FROM COMMISSIONERS

No comments.

There being no further business, the meeting was adjourned at 6:38 p.m.

Respectfully submitted,

Corrin Wendell, AICP
Community Development Director