

**MINUTES OF THE WORKSHOP MEETING  
CITY COUNCIL  
LITTLE CANADA, MINNESOTA**

**JANUARY 24, 2018**

Pursuant to due call and notice thereof a workshop meeting of the City Council of Little Canada, Minnesota was convened on the 24<sup>th</sup> day of January, 2018 in the Conference Room of the City Center located at 515 Little Canada Road in said City.

Mayor John Keis called the meeting to order at 6:00 p.m. and the following members of the City Council were present at roll call:

CITY COUNCIL:	Mayor	Mr. John Keis
	Council Member	Mr. Tom Fischer
	Council Member	Mr. Rick Montour
	Council Member	Mr. Mike McGraw
	Council Member	Mr. Christian Torkelson (arrived 6:53pm)

ALSO PRESENT:	City Administrator	Mr. Joel Hanson
	Assoc. Planner/Code Enf.	Ms. Jessica Jagoe
	City Planner	Mr. Steve Grittman
	Planning Commissioner	Mr. Nick Sandell
	Planning Commissioner	Ms. Dawn Kulousek
	Planning Commissioner	Mr. Eric Thorson
	City Clerk	Ms. Heidi Heller
	Resident	Ms. Nicole George

Mayor Keis stated that the purpose of this evening's workshop is to discuss the Comprehensive Plan Update and the upcoming open house.

**COMPREHENSIVE** The City Planner stated that the open house for the Comprehensive Plan will be  
**PLAN UPDATE** on Monday, January 29 from 4:00pm to 7:00pm. He stated that about 75% of the housing in Little Canada is considered affordable at the 80% median income level. He reported that Little Canada has a higher percentage of affordable housing than Ramsey County as a whole.

The City Planner explained that a draft of the Comprehensive Plan will be ready for public hearings in March. He stated that redevelopment has been an important topic, and the Council discussion can direct future land uses, which is helpful to developers who are approaching the City in the future. The City Planner reviewed various options for redevelopment of multiple properties. He

**MINUTES  
CITY COUNCIL WORKSHOP  
JANUARY 24, 2018**

explained that the maps show the existing land uses with overlays on top showing examples of future redevelopment in targeted areas.

The City Planner reviewed the Rice Street and Demont Avenue area redevelopment concepts. On the corners of Rice and Demont, there could be commercial or office use, and multi-family high-density and medium density housing on the south side of Demont. He noted that this discussion is strictly about the possible future land uses. Thorson stated that he does not see a desire for people to live on Rice Street unless it is lower income, since he feels it is really a commercial area. Fischer stated he would rather see commercial or industrial uses on Rice Street versus higher end housing. Sandell suggested that maybe the higher end housing is needed in order to draw other types of uses. McGraw stated that he feels that Rice Street is a thoroughfare more than a destination. There was consensus for office campus type uses, but Keis noted that is probably an unlikely development. He stated that Rice Street as a whole has to be looked at.

The City Planner reviewed redevelopment options for the truck farm area along County Road D. He suggested that industrial warehouse could be along County Road D and medium-density housing south of that. Thorson stated that overall the plans presented make sense. Torkelson asked if uses with truck traffic should really be encouraged on the County Road D site since they have to drive through residential areas on both Centerville Road and Edgerton Street to get there. There was not support to extend the industrial area to meet the south boundary of the adjacent Slumberland properties. There was consensus that lower intense manufacturing uses could be considered.

Montour stated that another aspect to consider as part of the Comprehensive Plan is to grow jobs, and some of this redevelopment would be increasing job counts.

The City Planner stated that he will modify some of the drawings for the open house based on the ideas that were not supported.

There being no further business, the workshop was adjourned at 7:29 p.m.

---

John T. Keis, Mayor

Attest: \_\_\_\_\_  
Joel Hanson, City Administrator