

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

FEBRUARY 9, 2023

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 February, 2023 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: Boe, Johnson, Kulousek, Kwapick, Masrud, Thorson, and Youth Commissioner Lum

Absent: Buesing

ALSO PRESENT: Community Development Director/ Planner Corrin Wendell

ADOPT AGENDA

The agenda was approved as presented.

MINUTES

Commissioner Kulousek made a motion to approve the January 26, 2023 Planning Commission minutes as submitted. Commissioner Boe seconded the motion. The motion was unanimously approved.

OPEN TO THE PUBLIC

No comments.

PUBLIC HEARING

COMMISSIONER BUSINESS: ELECT VICE CHAIR

Chair Kwapick noted that this item was tabled from the last meeting.

Commissioner Johnson nominated herself.

Commissioner Kulousek nominated Commissioner Thorson.

Chair Kwapick closed the nominations and allowed each nominee to make a statement.

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Commissioner Johnson stated that she has enjoyed serving as Vice Chair and enjoys the opportunity to serve, providing information on how she would serve as Vice Chair. She noted that prior to herself the position has been held by men and appreciates the opportunity of having a woman in the position.

Commissioner Thorson commented that Commissioner Johnson has done a great job as Vice Chair. He stated that he and Commissioner Johnson has served a similar length of time and provided input on how he would serve as Vice Chair.

Chair Kwapick asked for a vote.

Commissioner Johnson received five votes.

Commissioner Thorson received two votes.

Commissioner Johnson was elected as Vice Chair.

**COMMISSIONER BUSINESS: FINAL PLAT PIONEER COMMONS 2ND ADDITION –
CASE #1415**

The Community Development Director provided background information on the proposed project from Lennar, including approvals that have already been obtained. She reviewed the phasing plan for the development as well as the overall site plan and proposed final plat for the 2nd addition. She reviewed the major subdivision and review requirements, noting that the applicant has met the criteria for the 1st and 2nd additions. She also provided details on the proposed homes and architecture. She reviewed the comments received by coordinating agencies noting that a public hearing will be held at the City Council meeting on February 22, 2023.

Commissioner Masrud referenced the power line right-of-way and asked if that would be owned by the City or retained by the HOA.

The Community Development Director commented that the property owner would own the property, but the City would take on responsibility for the maintenance of the trail and stormwater infrastructure. She provided more details on how the infrastructure is phased to connect through the development.

Chair Kwapick stated that he is excited about the connection that the trail will provide and noted that additional signage could also help to slow traffic.

Commissioner Boe asked if there is an anticipated timeline for completion of all phases.

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Paul Tabone, Lennar, stated that initially they planned to complete the project in three phases but because the market has slowed a bit with the recent challenges. He stated that the first phase is almost complete, and they will be installing utilities this spring, going right into the second phase. He stated that they are still looking at the three-phase approach but may split into four phases dependent on the market and economy conditions. He stated that the spring market will give them additional information on the next step.

Commissioner Masrud referenced the pedestrian path on the east side, noting that it will provide great connection. He asked if a continuous sidewalk design had been considered for the crossings in the north and south. He believed that would help to alleviate the concerns with traffic speed and pedestrian safety. He clarified that the sidewalk would be continuous, which would be a break in the street and cause vehicles to go up over the sidewalk, similar to a speedbump.

Mr. Tabone replied that has not been considered. He noted that could be a challenge in the winter for plowing and for vehicles going over as well. He stated that they would be striping the crossing.

The Community Development Director stated that staff and the developer are still reviewing options for the crossings and traffic calming measures.

Commissioner Masrud commented that it appears the landscaping cuts off the pedestrian trail on the east and noted that it may be nice if there were midblock access to the trail.

Commissioner Johnson asked if there would be connections, other than Desoto, to the private looped path and stormwater area.

Mr. Tabone commented that they could look at options to provide connection in the third addition.

Chair Kwapick invited members of the public to address the Commission.

Milan Moravetz, 476 Allen Avenue, asked where the underground utilities would come from.

The Community Development Director replied that the development would come from existing infrastructure.

Mr. Moravetz noted that Allen was recently reconstructed and expressed concern with potential damage those heavy vehicles could cause.

The Community Development Director replied that there will be construction routes created to ensure construction vehicles avoid Allen as much as possible.

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Mr. Moravetz noted that most of the construction equipment was brought in from the north side thus far and asked why that would not continue.

The Community Development Director provided details on the grading of the site and the phasing for building.

Mr. Moravetz asked what would occur if there were road damage as a result of construction equipment.

The Community Development Director commented that they are committed to following the construction routes identified.

Chair Kwapick appreciated the input and concern, noting that the intention is for public comment to be received but the remainder of the discussion would fall to the City Council under the public hearing.

Mr. Moravetz commented that he believes that there should be a plan in place, providing an example of damage his road received in the past from construction traffic. He referenced the homes on the south side of the 2nd addition and asked if the garage is on the north or south.

The Community Development Director replied that the garages are on the north side.

Mr. Moravetz asked for a copy of the proposed final plat for the 2nd addition and was provided the document by staff.

Johnson introduced the following motion:

RECOMMENDING THE APPROVAL OF THE FINAL PLAT 2ND ADDITION FOR U.S. HOME, LLC AND LENNAR

The foregoing motion was duly seconded by Masrud.
Ayes (7). Nays (0). Motion passed.

REPORTS FROM STAFF

No comments.

REPORTS FROM COMMISSIONERS

No comments.

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There being no further business, the meeting was adjourned at 6:09 p.m.

Respectfully submitted,

Amanda Staple
TimeSaver Off Site Secretarial, Inc.