

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

MAY 26, 2021

Pursuant to due call and notice thereof a Workshop meeting of the City Council of Little Canada, Minnesota was convened on the 26th day of May, 2021 in the Conference Room of the City Center located at 515 Little Canada Road in said City.

In accordance with the requirements of Minn. Stat. Section 13D.021, the City Administrator has determined that an in-person meeting is not practical or prudent because of a health pandemic or an emergency declared under Chapter 12 of the Minnesota Statutes. Because of the health pandemic and emergency declaration, it has been determined that attendance at the regular meeting location by elected officials and members of the public is not feasible. Therefore, some or all of the City Council members may be participating by telephone or other electronic means. This meeting will be recorded in its entirety.

Members of the public may monitor the meeting on the CTV North Suburbs website (live stream) or use the meeting link provided on the city website prior to the meeting.

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 Keis, Council Members Fischer, Torkelson, McGraw & Miller.
Absent: None.

ALSO PRESENT: City Administrator Chris Heineman, Parks & Rec/Community Services Manager Bryce Shearen, Public Works Director Bill Dircks, Community Development Director Corrin Wendell, Finance Director Brenda Malinowski, City Clerk/HR Manager Heidi Heller and Bill Weber, Planning Consultant

ZONING CODE UPDATES

The Community Development Director stated that this is a continued discussion from the April 14 Workshop. She explained that there are seven discussion points that staff is looking for Council feedback on and there was not enough time at the April workshop to get through all of them.

The Community Development Director stated that there some questions that she is looking for feedback from the Council on:

- 1. Minimum lot size in the R-1 district:** Should the minimum lot size for a detached house in the R-1 district be rolled back to what it was previously? It is presently at 11,000 square feet but until 2008 it was 10,000 square feet.

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Mr. Weber stated there had been Council agreement at the last workshop to go back to the pre-2008 smaller square footage lot requirements. Fischer stated his concerns are for the redeveloped properties, and how the updated Zoning Code could affect existing neighbors. He stated that someone buying a house in a new development area will know exactly where the neighbor's house is, but it is the infill homes that he is concerned about. Keis stated that smaller lots sizes should not affect things since the setback requirements are not changing much.

- 2. Minimum lot width for detached houses in the R-1 and R-2 districts:** Should the minimum lot width for a new detached house in the R-1 and R-2 zoning districts be reduced? The R-1 district was a minimum of 75 feet wide until 2008 when it was increased to 85 feet. The minimum lot width in the R-2 district is 75 feet.

Fischer stated he would like to see the rationale of the Council from 2008 and why they amended the lot size minimums before he agrees to this change.

- 3. Two-family dwellings in the R-1 zoning district**

The updated code would allow two-family dwellings as Conditional Uses on corner lots in the R-1 district. The minimum lot size for an R-1 corner lot is 11,000 square feet. The building would have to be judged to be architecturally compatible with others in the immediate vicinity.

Mr. Weber reported that the Council seemed agreeable to allowing a two-family home on corner lots, but he suggested also allowing them on interior lots, possibly as a conditional use. He stated that there would be few locations this would be feasible, and would likely need to be a situation where a single-family home is demolished. Fischer stated that since there would not be many options to build a duplex, then maybe we should not consider allowing it. Fischer stated there seemed to be agreement for a duplex on a corner lot so that should be decided. Keis stated he is fine with a duplex on a corner lot, McGraw is generally not supportive but is willing to consider it, and Torkelson supports it.

Fischer stated that the zoning code update started with simple cleaning it up and unweaving the complicated things, and now it has turned into a lot of changes and he is concerned. McGraw stated that he would like to just concentrate on cleaning up the commercial districts. Torkelson agreed.

Mr. Weber explained that Rice Street is where the potential is for some change. He stated he is proposing to create a new zoning district along Rice Street and some of Little Canada Road that is west of I-35E, called "Corridor Mixed Use" that would allow retail, office and high-density housing. Torkelson stated that he would prefer the Terrace Heights Manufactured Home Park be designated as Corridor Mixed Use rather than just retail. Mr. Weber explained that the Comprehensive Plan states that the manufactured home parks should be protected as much as they want to be in order to save this affordable housing.

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McGraw asked what types of housing could be along the corridor. Mr. Weber replied any type of higher density, just not single-family housing. Torkelson clarified that there would not be development pressure on the mobile home parks. Mr. Weber stated the idea is to intensify the building usage and reduce the auto-intensive parking lot usage. McGraw clarified that it would not allow a car sales lot. Mr. Weber stated that was correct, and also not even drive-thru businesses or possibly a car wash, although the Council may still want to allow gas stations. McGraw stated that he likes the concept of this new zoning district. Mr. Weber stated he has learned that the market is usually better at determining what the use should be, and as long as the design looks good and sensitive adjacent uses are protected, then that is what the City could be more concerned about.

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

John T. Keis, Mayor

Attest:

Christopher Heineman, City Administrator