

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

JUNE 14, 2018

Pursuant to due call and notice thereof a regular meeting of the Planning Commission of Little Canada, Minnesota was held on the 14th day of June, 2018 in the Council Chambers of the City Center located at 515 Little Canada Road in said City.

Chair Bill Buesing called the meeting to order at 7:30 p.m. and the following members of the Planning Commission were present at roll call:

PLANNING COMMISSION: Mr. Bill Buesing
 Mr. Chris Kwapick
 Mr. Eric Thorson
 Ms. Dawn Kulousek
 Ms. Taelor Johnson
 Ms. Nicole George
 Mr. Nick Schwalbach

ALSO PRESENT: Ms. Jessica Jagoe, Assoc. Planner
 Mr. Steve Grittmann, City Planner
 Ms. Heidi Heller, City Clerk
 Mr. Kevin Helander, Cable TV

MINUTES The May 10, 2018 Planning Commission meeting minutes were approved as submitted.

**SUBDIVISION OF
771 LABORE ROAD;
APPLICANT: JACSE
LEE, PROPERTY
OWNER**

The Associate Planner reported that Jacse Lee has applied for a simple subdivision of his property at 771 Labore Road. She explained that this parcel is zoned R-1, Single Family Residential, and has double street frontage on both Labore Road and Greenbrier Street. She stated the new lot will front Greenbrier, and the existing home will continue to front Labore. She explained that Mr. Lee has indicated his plan would be for a new single family residential home to be built on the new lot, although he is undecided whether or not he will build the house or sell the lot. She noted that this subdivision meets the lot area and width requirements.

The Associate Planner stated that the existing detached garage will be moved due to the lot line reconfiguration and will remain with 771 Labore Road. She noted that the applicant has proposed a location that meets the 10 foot setback requirement for detached accessory structures. She

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explained that there is an existing gravel driveway, which can remain as is if the driveway or garage are not altered, otherwise it must be paved.

The Associate Planner reported that the required perimeter drainage and utility easements are shown for both parcels on the survey. She explained that this subdivision is recommended to be subject to the City's park and trail dedication/cash contribution requirements payable at the time of construction of a new home. She stated that there are sewer and water connections for the new lot off of Greenbrier Street. She reported that staff recommends approval of the proposed subdivision subject to conditions.

There were no comments from the public.

Schwalbach recommended approving the Subdivision of 771 Labore Road, subject to the conditions in the Planners report:

- Future plans for Parcel A are subject to current code requirements and must comply with any and all applicable codes.
- A grading plan is submitted for staff review and approval prior to issuance of the building permit for Parcel A.

Motion seconded by Johnson.
Motion carried 7 – 0.

**DISCUSS
COMPREHENSIVE
PLAN UPDATE**

The City Planner explained that he has given the Commission the first draft of the Comprehensive Plan. He noted that he is waiting for additional information and needs to make some additional maps. He explained that this will come before the Planning Commission at the July meeting for discussion and any comments can be sent to him prior to that meeting. He noted the planned schedule is for the Planning Commission to review first and then go to the City Council for a public hearing on July 25, and it will then go to adjacent cities and groups to give them an opportunity to make comments. He explained that it will come back to the Planning Commission and City Council at the end of the year for a final approval and then be submitted to the Metropolitan Council.

Kwapick asked if the Planning Commission would see the adjacent cities Comprehensive Plans that will be submitted for Little Canada's review. The City Planner stated that the Commission could certainly see them, but they are large documents, and maybe a better option is to provide the Commission with the comments or concerns that Little Canada staff is giving to the adjacent cities. The Commission agreed.

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ADJOURN There being no further business, Buesing adjourned the meeting at 7:45p.m.

Respectfully submitted,

Heidi Heller
City Clerk