

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

JULY 11, 2019

Pursuant to due call and notice thereof a regular meeting of the Planning Commission of Little Canada, Minnesota was held on the 11th day of July, 2019 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 6:30 p.m. and the following members of the Planning Commission were present at roll call:

PLANNING COMMISSION:	Mr. Bill Buesing Mr. Chris Kwapick Mr. Nick Schwalbach Ms. Taelor Johnson Ms. Dawn Kulousek Ms. Nicole Westadt Mr. Eric Thorson
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ALSO PRESENT: Ms. Heidi Heller, City Clerk

MINUTES The May 9, 2019 Planning Commission meeting minutes were approved as submitted.

**CONDITIONAL USE
PERMIT AT 3046
LABORE ROAD;
APPLICANT:
JASON OWENS** The City Clerk explained that Jason Owens is the property owner of 3046 Labore Road and is requesting approval of a Conditional Use Permit (CUP) to allow a total of 1,335 square feet of accessory building space. The zoning ordinance allows single family properties to have accessory building space between 1,000 – 1,500 square feet by conditional use. She stated that this property is zoned R-1 single family residential, is 2.78 acres in size and currently has a 735 square foot attached garage, and the applicant is proposing to add a 600 square foot second detached garage in the rear yard. She stated the side and rear yard setback requirements will be met and the color and exterior materials will match the house. Mr. Owens plans to use the additional garage space for storage of lawn equipment, household items, and hobby tools.

The City Clerk explained that the City Code requires accessory structures to be set back not less than 10 feet from side lot lines and 30 feet from the rear lot line. The site plan submitted shows the additional garage

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behind the house with a setback of 11 feet from the side (north) lot line and over 500 feet from the rear (east) lot line.

The City Clerk stated that accessory building space cannot be more than ten percent of the rear yard and the proposed total would be approximately 0.5 % of the rear yard. She stated that when a conditional use permit is issued for garage space of more than 1,000 square feet, the parcel is no longer be eligible for a garden shed. The applicant does not have a shed and understands he is forfeiting the ability to add one. The City Clerk stated that staff recommends approval of the conditional use permit for 3046 Labore Road to allow a second garage for a total garage floor area of 1,335 square feet, subject to the conditions that no business activities shall occur within the garage structure, and the parcel shall no longer be eligible for an accessory shed.

Buesing asked the applicant if there was going to be a driveway to the new garage. Jason Owens, 3046 Labore Road, stated there would not be a driveway.

Johnson moved approval of the Conditional Use Permit for a total accessory building space of 1,335 square feet as requested subject to the following conditions:

- No business activities shall occur within the garage structure.
- The parcel shall no longer be eligible for an accessory shed.

Motion seconded by Westadt.
Motion carried 7 – 0.

**JOINT POWERS
AGREEMENT WITH
CITY OF VADNAIS
HEIGHTS FOR 3354
RICE STREET**

The City Clerk explained that the Caribou Coffee at 3354 Rice Street in Little Canada is in the process of purchasing approximately 5,000 square feet of land on the north side of their property from Ramsey County who acquired the former Vadnais Inn parcel as part of the Rice Street/I-694 reconstruction project. She stated that the property line between Caribou and the former Vadnais Inn was also the boundary between Vadnais Heights and Little Canada. She explained that Caribou is replatting the property as one parcel, but the existing city boundary line will not change. The added land will remain in Vadnais Heights since they wanted to relocate the previous billboard onto their property and Vadnais allows billboards but Little Canada does not. The City Clerk stated that Caribou will be expanding their parking lot to the north across the city boundary into Vadnais Heights so the City Attorney has drafted a Joint Powers Agreement between Little Canada and Vadnais Heights that

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authorizes Little Canada to be the responsible party to review and authorize all plans and inspections for the parking lot expansion at 3354 Rice Street. She explained that the Joint Powers Agreement will remain in effect until the parking lot construction is completed and receives final approval from the City of Little Canada. She noted that the Vadnais Heights City Council will be discussing this at their Council meeting on July 16.

ADJOURN
6:39 p.m.

There being no further business, Buesing adjourned the meeting at

Respectfully submitted,

Heidi Heller
City Clerk