



CITY OF MENDOTA HEIGHTS

PLANNING COMMISSION REGULAR MEETING AGENDA

January 28, 2025 at 7:00 PM
Mendota Heights City Hall, 1101 Victoria Curve, Mendota Heights

1. Call to Order

2. Roll Call

3. Approval of Minutes

- a. Approve Minutes from the November 26, 2024 Planning Commission Meeting

4. Public Hearings

- a. **CASE No. 2025-01 Preliminary and Final Plat** Application of Tom Campion for a Preliminary and Final Plat of five (5) existing parcels into three (3) single-family residential parcels located at the northwest corner of Dodd Road and MN Highway 62, and the existing 790 and 772 Ridge Place.

5. New and Unfinished Business

- a. Approval of 2025 Meeting Schedule

6. Updates/Staff Comments

7. Adjourn

Auxiliary aids for persons with disabilities are available upon request at least 120 hours in advance. If a notice of less than 120 hours is received, the City of Mendota Heights will make every attempt to provide the aid. However, this may not be possible on short notice. Please contact City Hall at 651.452.1850 with requests.

**CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA**

**DRAFT PLANNING COMMISSION MINUTES
NOVEMBER 26, 2024**

The regular meeting of the Mendota Heights Planning Commission was held on Tuesday, November 26, 2024, in the Council Chambers at City Hall, 1101 Victoria Curve at 7:00 P.M.

The following Commissioners were present: Chair Litton Field, Commissioners Patrick Corbett, Cindy Johnson, Brian Petschel, Jason Stone, and Andrew Katz. Those absent: Commissioner Brian Udell.

Approval of Agenda

The agenda was approved as submitted.

Approval of September 24, 2024 Minutes

COMMISSIONER KATZ MOVED, SECONDED BY COMMISSIONER STONE TO APPROVE THE MINUTES OF SEPTEMBER 24, 2024.

AYES: 6

NAYS: 0

Hearings

**A) PLANNING CASE 2024-21
LAKES LLC, 1912 SOUTH LANE – LOT SPLIT REQUEST**

Community Development Manager Sarah Madden explained that Sean Doyle of SD Customer Homes/Lakes LLC is requesting consideration of a simple lot split on a parcel of land located at 1912 South Lane.

Hearing notices were published and mailed to all properties within 350-ft. of the site; no comments or objections to this request were received.

Community Development Manager Sarah Madden provided a planning staff report and a presentation on this planning item to the Commission (which is available for viewing through the City's website).

Staff recommended approval of this application based on the findings and with conditions.

Commissioner Petschel asked if the City passed the tree removal ordinance.

Community Development Manager Sarah Madden confirmed that the City Council adopted that ordinance to become effective on January 1st.

Chair Field opened the public hearing.

Bobby Schmitz, applicant, stated that he was present to address any questions.

Jeff Nath, 1911 Knob Road, commented that he has no trouble with this because it is a uselessly large lot. He referenced the permeable/impermeable guidelines the City recently adopted. He noted that this is an older section of the community and asked if that would impact the request.

Commissioner Corbett commented that the lot sizes seem larger and therefore he does not believe this is one of those special areas.

Chairperson Field commented that if the new guidelines were adopted, they would apply.

Commissioner Petschel commented that he did not believe there was a carve out any longer and all lots were treated the same.

Community Development Manager Sarah Madden confirmed that the standard is applied equally across the R-1 district.

Seeing no one further coming forward wishing to speak, Chair Field asked for a motion to close the public hearing.

COMMISSIONER PETSCHER MOVED, SECONDED BY COMMISSIONER JOHNSON, TO CLOSE THE PUBLIC HEARING.

AYES: 6

NAYS: 0

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER STONE, TO RECOMMEND APPROVAL OF THE LOT SPLIT REQUEST BASED ON THE FINDINGS OF FACT SUPPORTING THE REQUEST, WITH THE FOLLOWING CONDITIONS:

1. THE APPLICANT MUST RECORD THE LOT SPLIT (MINOR SUBDIVISION) AT DAKOTA COUNTY INDICATING THE NEWLY CREATE PARCEL 1 AND PARCEL 2.
2. THE RESOLUTION MUST BE RECORDED AT DAKOTA COUNTY AND MUST BE OF RECORD ON BOTH CREATED PARCELS.
3. ALL TRANSFER OR DEED DOCUMENTS WHICH CONVEY THE PORTION OF LANDS UNDER THE LOT SPLIT PROCESS SHALL BE RECORDED WITH DAKOTA COUNTY.
4. NO SINGLE-FAMILY DEVELOPMENT WILL BE ALLOWED OR APPROVED ON THE PROPOSED PARCELS UNTIL THE EXISTING SINGLE-FAMILY HOME AND ALL ACCESSORY STRUCTURES HAVE BEEN DEMOLISHED.

5. THE APPLICANT/DEVELOPER MUST PROVIDE A BEST MANAGEMENT PRACTICES (STORMWATER MANAGEMENT) AGREEMENT TO THE CITY AS PART OF THE BUILDING PERMIT SUBMITTAL AND REVIEW PROCESS.
6. ANY GRADING AND/OR CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS LOT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND CODES, AS WELL AS IN COMPLIANCE WITH THE CITY'S LAND DISTURBANCE GUIDANCE DOCUMENT.
7. ANY NEW OR EXISTING SANITARY OR WATER SERVICE LINES WILL HAVE TO BE REVIEWED BY THE PUBLIC WORKS DIRECTOR AND/OR ST. PAUL REGIONAL WATER SERVICES PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
8. A BUILDING PERMIT MUST BE APPROVED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK ON THE NEW RESIDENTIAL DWELLING. CONSTRUCTION WORK SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:00 A.M. AND 8:00 P.M. WEEKDAYS; AND 9:00 A.M. TO 5:00 P.M. WEEKENDS.

AYES: 6

NAYS: 0

Chair Field advised the City Council would consider this application at its December 3, 2024 meeting.

**B) PLANNING CASE 2024-23
CITY OF MENDOTA HEIGHTS – ZONING TEXT AMENDMENT**

Community Development Manager Sarah Madden provided background information on the actions of the Minnesota Legislature related to legalization of adult-use cannabis as well as the establishment of the Office of Cannabis Management (OCM), which will establish the administrative rules and oversight of the adult-use cannabis industry in Minnesota. Once the administrative rules are in place, licensing of cannabis businesses will commence, and all licensing will be conducted by the OCM. Local governments may register cannabis businesses and enforce certain zoning regulations within their jurisdiction, but may not require additional licensing of cannabis businesses. The City Council is continuing discussions over the business registration portion of the local control. This item relates to amendment to the Zoning Use Table within Title 12, as established following the Zoning Code Update project. The Table and the full ordinance go into effect on January 1, 2025. The proposed amendments will be scheduled to also go into effect on January 1st with the full ordinance update.

A hearing notice was published in the City's official newspaper, The Pioneer Press; no comments or objections to this request were received.

Community Development Manager Sarah Madden provided a planning staff report and a presentation on this planning item to the Commission (which is available for viewing through the City's website).

Staff recommended approval of this application as presented.

Commissioner Petschel asked if the limitation on cannabis businesses applies to cannabis retailers and low potency products.

Community Development Manager Sarah Madden replied that the limit is only on the number of cannabis retailers and the limitation does not apply to the sale of low potency products or industrial users.

Commissioner Petschel used a similar business model of a brewery or distillery and asked if that type of cannabis business could have similar sale of their product at that location. He also asked, in that scenario, if the manufacturing were the main use and out sale were the accessory use, would that business need to hold the one retail sales license for the community.

Commissioner Corbett stated that a mezzo business could obtain that type of license similar to a brew pub.

Community Development Manager Sarah Madden replied that there will be 13 different license types, and it is her understanding that the cap applies to the cannabis retailer license specifically and therefore she would believe the mezzo license could allow for retail sales as an accessory use as discussed.

Commissioner Corbett asked if some or all of the buffer would be implemented.

Community Development Manager Sarah Madden commented that all of the buffers would be implemented along with a buffer of 500 feet between cannabis retailers. She stated that even if they were the strictest on the buffers, measuring from the property line, the majority of the commercial areas would remain untouched by the buffers.

Commissioner Corbett asked how the registration process would be handled.

Community Development Manager Sarah Madden stated that based on feedback from the City Attorney, the City would be following a first-come, first-serve basis for processing applications for registration.

Commissioner Stone thanked staff for including comparison information from other cities.

Chair Field opened the public hearing.

Seeing no one coming forward wishing to speak, Chair Field asked for a motion to close the public hearing.

COMMISSIONER PETSCHER MOVED, SECONDED BY COMMISSIONER CORBETT, TO CLOSE THE PUBLIC HEARING.

AYES: 6

NAYS: 0

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER PETSCHER, TO RECOMMEND APPROVAL OF DRAFT ORDINANCE NO. 596 AS PRESENTED.

AYES: 6

NAYS: 0

Chair Field advised the City Council would consider this application at its December 17, 2024 meeting.

New and Unfinished Business

None.

Staff Announcements / Updates

Community Development Manager Sarah Madden provided an update on recent actions of the City Council and other items of interest to the Commission. She commented that she has not received any planning cases as of yet for December and therefore it is likely that meeting could be canceled. She noted that there will be one new member joining the Commission in January.

The Commission thanked Commissioner Petschel for his service and expertise on the Commission.

Adjournment

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER PETSCHER, TO ADJOURN THE MEETING AT 7:47 P.M.

AYES: 6

NAYS: 0



Meeting Date: January 28, 2025

Agenda Item: **CASE No. 2025-01 Preliminary and Final Plat** Application of Tom Campion for a Preliminary and Final Plat of five (5) existing parcels into three (3) single-family residential parcels located at the northwest corner of Dodd Road and MN Highway 62, and the existing 790 and 772 Ridge Place.

Department: Community Development

Contact: Sarah Madden,
Community Development Manager

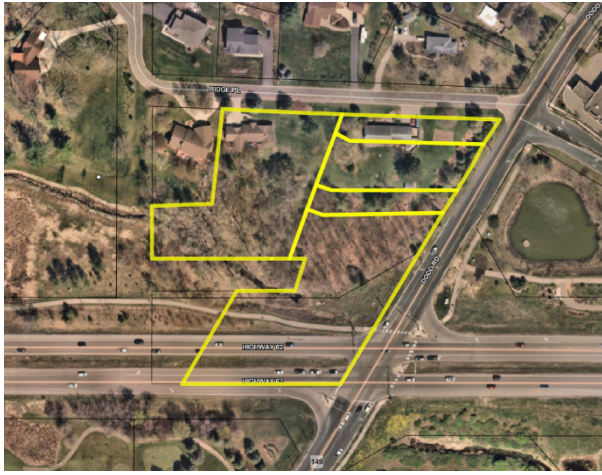
Introduction:

Tom Campion, the property owner of 790 Ridge Place is requesting consideration of a Preliminary Plat of his 790 Ridge Place property and the neighboring property addressed as 772 Ridge Place. The subdivision would consolidate the five (5) existing parcels into three lots, with one of the proposed lots available as a new vacant lot for single-family development. The applicant has submitted both the Preliminary and Final Plat, however this public hearing is exclusively for review of the Preliminary Plat, to be known as 'Campion Estates'. If the Preliminary Plat is approved with no changes, the Final Plat will be reviewed at a later date by the City Council.

A public hearing notice for this planning item was published in the Pioneer Press and notice letters were mailed to all properties within 350-feet of the subject property. As of the date of this report, the City has not received any written public comments relating to this application request.

Background:

The subject site is located in a residential neighborhood at the northwest corner of Dodd Road and Minnesota Highway 62. The property included in this resubdivision request consists of five (5) existing parcels, from two separate residential subdivisions dating back to the 1920's, Somerset Hills and Summerset Place. The 790 Ridge Place parcel is 1.44 acres in size and contains an existing single-family home. The existing 772 Ridge Place property is .31 acres in size and also contains an existing single-family home. Just south of the 772 Ridge Place parcel are three vacant parcels included in the original subdivision of Summerset Place which were never developed. In total these vacant parcels amount to 2.88 acres of land, however much of the southern portion of the southernmost contains Highway 62 as well as an adjacent trail system which is not available for private development. The applicant, Tom Campion, owns 790 Ridge Place and has coordinated with the neighboring property owner to combine the five lots into 3 lots of record, while adjusting the common lot line between their land in order to create a buildable residential lot in between their two existing homes.



The subdivision creates three residential lots, with the existing 790 Ridge Place parcel to be the proposed Lot 1, Block 1, Campion Estates at 42,963 s.f. and 107.52 ft of frontage on Ridge Place; a proposed Lot 2 at 24,705 s.f. and 100.00 ft of frontage; and the proposed Lot 3 with 75,831 s.f. of land area and 309.24 ft of frontage on Ridge Place, with additional lot width facing Dodd Road to the east. The proposed Lot 2 will later be developed with a single family home, which will be required to be reviewed by the City through the administrative building permit process.

Analysis:

Under Title 11, Subdivision Regulations, the intent and purpose of this section is to *“safeguard the best interests of the city, and to assist the subdivider in harmonizing [their] interests with those of the city at large, this title is adopted in order that adherence to same will bring results beneficial to both parties. It is the purpose of this title to make certain regulations and requirements for the platting of land within the city pursuant to the authority contained in Minnesota statutes, which regulations the city council deems necessary for the health, safety and general welfare of this community.”*

City Subdivision Code Section 11-3-2 allows the subdivision of parcels, provided that the resulting lots are compliant with the requirements of the applicable zoning district, and meets the following standards:

- A. Lot Area, Width and Depth: The minimum lot area, width and depth shall not be less than that established by the zoning ordinance in effect at the time of adoption of the final plat.
- B. Corner Lots: Corner lots for residential use shall have additional width to permit appropriate building setback from both streets as required in the zoning ordinance.
- C. Side Lot Lines: Side lines of lots shall be approximately at right angles to street lines or radial to curved street lines.
- D. Lot Frontage: Every lot must have the minimum frontage as required in the zoning ordinance on a city approved street other than an alley.
- E. Building Setback: Setback or building lines shall be shown on all lots intended for residential use and shall not be less than the setback required by the Mendota Heights zoning ordinance. On those lots which are intended for business use, the setback shall be at least that required by the zoning ordinance.

For the R-1 District, all new lots must have a minimum of 15,000-sf. of lot area and 100-ft of frontage, or lot width, along a City-approved street. All proposed lots within the subdivision significantly exceed the size minimum requirement with ranging between .57 acres – 1.74 acres in size. The new single-family parcel of proposed Lot 2 will have frontage on Ridge Place measuring 100-ft in width, and the existing single-family homes will have new lot area

boundaries which will exceed these City Code requirements.

The subdivision is immediately adjacent to MnDoT right-of-way, and the southern existing parcel contains roadway easement for Highway 62, as well as an adjacent trail system as part of the Dakota County regional trail system. The Plat request will dedicate 1.23 acres as right-of-way for trunk Highway 62 to reflect this area. The existing trail service has been discussed as an opportunity for future realignment or other adjustments. An official alignment has not yet been selected, however the City, State, and Dakota County continue to hold discussions on this segment of trail. As of the submittal of this report, comments have not been received regarding this trail segment, but staff will provide an update to the Commission at the January 28th meeting.

The proposed Preliminary Plat provided by the applicant illustrates an outline of a potential building area for a new single-family home on the proposed Lot 2. In reviewing this potential layout, setbacks to front, side, and rear lot lines can be met based on the preliminary building pad area shown. A condition has been added that the Preliminary layout presented under this plat request does not represent or provide approval of the building pad site, setbacks, or driveway alignments. The final layout must meet R-1 Zone standards and will need to be approved under a separate administrative building permit.

Per current City Subdivision Code Section 11-3-3 Streets and Alleys:

(A) 3. When a tract is subdivided into larger than normal building lots or parcels, such lots or parcels shall be so arranged as to permit the logical location and openings of future streets and appropriate resubdivision, with provision for adequate utility connections for such resubdivision.

The proposed lots greatly exceed the minimum lot size requirements of 15,000 sq.ft., however the existing lot shape and availability of access does impact the site plan design of the proposed subdivision. The subdivision's close proximity to Dodd Road and Highway 62 would require MnDoT approval for new access points onto these roadways, which based on preliminary discussions with the DoT would not be advisable. The proposed Lot 3 is the portion of the plat which consolidates three existing parcels and combines them with the 772 Ridge Place property. While the lot does contain an existing single family home, its lot size and availability of frontage on Ridge Place may be conducive to a further lot split in the future, if the property owner was interested in the full redevelopment of this piece. However, that is not currently proposed and not an element of this subdivision request. With the existing conditions of the adjacent state right-of-ways, staff does not have concerns with the layout of the parcels within this re-plat or its ability to be further subdivided.

The City has shared the Preliminary and Final Plat provided by the applicant with Dakota County and MnDoT. As of the submittal of this report, a formal comment letter has not been submitted by MnDoT, however an update will be provided to the Commission during the meeting. This application request and public hearing includes only the Preliminary Plat of this subdivision. If there is a need for changes or revisions based on staff, Commission, City Council, or MnDoT comments they can be reflected in the conditions section of this report and accommodated prior to the City Council's consideration of the Final Plat.

This proposed subdivision meets the current requirements for the R-1 Zoning District and is consistent with the City's Comprehensive Plan. Staff finds that the request will have minimal or no impact upon the neighboring properties, and it will not impede the normal use, enjoyment and purpose of the Ridge Place area neighborhood and is supportive of the application

request.

Tree Removal

The Preliminary Plat indicates the location of a proposed building pad site for the proposed Lot 2 for a new single-family home. Noted on the plat are two existing trees in the footprint of this building pad location, a 7" cherry and a 14" pine, which would be removed if the applicant or a future property owner moves forward with a building with the boundaries of the potential building pad site. The City Council approved a Urban Forest Preservation ordinance in November 2024 which went into effect January 1, 2025. The ordinance would require a Forest Management Plan on projects that have required a planning application, including a subdivision request. The two trees do not meet the size requirements of a 'heritage tree' based on the definitions with the tree ordinance, however would be considered 'significant trees' as they measure wider in diameter than 6". The existing lot area is heavily wooded and the removals do not constitute the removal of 33% or more of significant and/or heritage trees on the lot. A condition has been added that any proposed tree removals are submitted and evaluated for compliance with Urban Forest Preservation Ordinance requirements prior to building permit submittal.

Alternatives:

1. Recommend approval of the Preliminary Plat, based on the attached findings-of-fact and based on certain conditions; or
2. Recommend denial of the Preliminary Plat, based on the revised findings-of-fact that the proposed adjustment is not consistent with the City Code or Comprehensive Plan and may have a negative impact on the surrounding neighborhood and/or properties; or
3. Table the request; and request more information from the Applicant or city staff to be presented back to the Planning Commission at the next regular meeting. Staff will extend the application review period.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat request based on the attached findings of fact supporting the request, with conditions noted as follows:

- 1) The preliminary plans presented under this plat request do not represent or provide approval of building pad sites, setbacks, accessory structures, or driveway alignments. Final layouts must meet R-1 Zone standards and shall be approved under separate building permits for each lot.
- 2) A building permit, including all new grading and drainage work, must be approved by the City prior to any new construction work.
- 3) The Developer/Applicant shall submit final grading and utility plans and a dimensioned site plan with associated easements, subject to review and approval by the Planning Department and Engineering Department as part of any building permit application.
- 4) All new construction and grading activities throughout this development site and on each new buildable lot shall be in compliance with all applicable federal, state, and local regulations and codes, as well as in compliance with the City's Land Disturbance Guidance Document.

- 5) In lieu of land dedication, the Developer/Applicant shall pay a park dedication fee in the amount of \$4,000 per unit (3 lots – no record or prior park dedication within this subdivision = 3 x \$4,000/unit, or \$12,000) is to be collected after City Council approval and before the Final Plat is released for recording with Dakota County, and before the issuance of any permits.
- 6) Any new or existing sanitary or water service lines will have to be reviewed by the Public Works Director and/or St. Paul Regional Water Services prior to issuance of any building permit.
- 7) The Applicant/Developer must provide a Best Management Practices (Stormwater Management) Agreement to the City as part of the building permit submittal and review process for each new home and new impervious surface.
- 8) The applicant must submit tree removal information to be evaluated for compliance with the Urban Forest Preservation Ordinance requirements prior to or in conjunction with the building permit submittal.

Attachments:

1. Findings of Fact for Approval
2. Site Locator Map
3. Applicant Letter of Intent
4. Preliminary Plat
5. Final Plat

FINDINGS OF FACT FOR APPROVAL

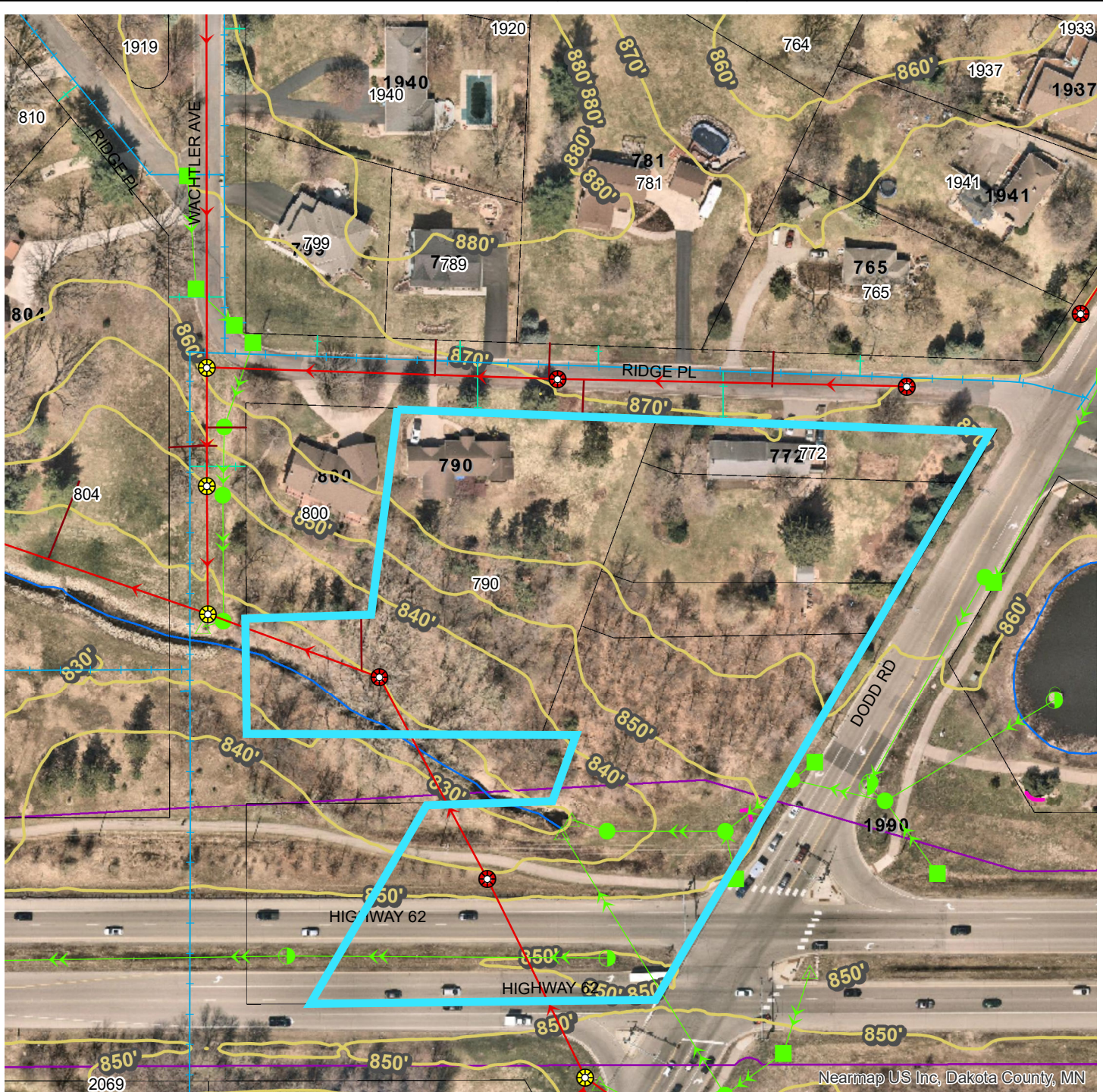
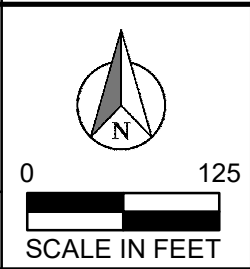
Lot Split Request Campion Estates

The following Findings of Fact are made in support of approval of the proposed requests:

1. The proposed plat meets the purpose and intent of the Subdivision Code.
2. The proposed plat request meets the purpose and intent of the Zoning Ordinance and is consistent with the 2040 Comprehensive Plan.
3. The proposed lots will meet the minimum standards required under the R-1 One Family Residential District.

**Site Location/Aerial Map
Campion Estates (Ridge Place)**

Date: 1/24/2025



GIS Map Disclaimer:
This data is for informational purposes only and should not be substituted for a true title search, property appraisal, plat, survey, or for zoning verification. The City of Mendota Heights assumes no legal responsibility for the information contained in this data. The City of Mendota Heights, or any other entity from which data was obtained, assumes no liability for any errors or omissions herein. If discrepancies are found, please contact the City of Mendota Heights.

Contact "Gopher State One Call" at 651-454-0002 for utility locations, 48 hours prior to any excavation.

Tom Campion
790 Ridge Place
Mendota Heights, MN 55118

January 16, 2025

City of Mendota Heights
1101 Victoria Curve
Mendota Heights, MN 55118

Dear Planning Commission,

I am writing to submit my formal letter of intent regarding the proposed platting of 790 Ridge Place. As the applicant and property owner, I would like to provide a detailed narrative of the property and outline the expected outcomes and benefits that an approved plat will provide to the community.

Description of the Property

The property in question is located at 790 Ridge Place, encompassing approximately 1/3 Acre of land. The site is currently undeveloped. The surrounding area includes a residential neighborhoods, which highlights the property's central location and potential for development.

Proposal for Platting

The intent of the proposed plat is to subdivide the land into a residential lot. The platting will ensure compliance with local zoning and land-use regulations, improve infrastructure alignment, and prepare the property for its intended development.

Expected Outcomes and Community Benefits

An approved plat will generate positive outcomes for the community, including:

1. Supporting Long-Term Growth
 - a. The proposed plat aligns with the community's comprehensive plan and growth goals by revitalizing an underutilized area, or supporting population growth.
2. Preserving Community Character
 - a. The design and layout of the plat will prioritize compatibility with the surrounding area, ensuring that the development enhances rather than disrupts the existing character of the neighborhood.

Commitment to Collaboration

I am committed to working closely with city officials to address any concerns and adhere to all applicable regulations and requirements. I value the opportunity to contribute positively to our community and believe that this project will bring meaningful benefits to residents and stakeholders.

Thank you for your time and consideration. Please do not hesitate to contact me at Cell 651-387-5704 or tcampion4210@gmail.com if you require further details or have any questions regarding this proposal.

Sincerely,

Tom Campion
Property Owner
790 Ridge Place

LEGAL DESCRIPTION
Lots 17, 18 and 19, Block 3, Summerset Place, Dakota County, Minnesota.

AND

Lots 20, 21, 22 and the Easterly 253 feet of Lot 23, Block 3, Summerset Place, Dakota County, Minnesota. (Abstract)

AND

Lot Twenty-five (25) in Somersset Hills according to the plat on file and of record with the Register of Deeds in and for Dakota County, Minnesota EXCEPT that part of Lot 25 beginning at the Northwest corner of said Lot 25; thence Easterly along the North line of said lot 130.0 feet; thence Southwesterly to a point on the North line of the South 100 feet of said Lot 25, which point is 110 feet East of the intersection of the North line of said South 100 feet and the West line of said Lot 25; thence Westerly along the North line of said South 100 feet, to the West line of said Lot 25; thence North along said West line to the beginning. (Torrrens)

OWNERS/DEVELOPERS
TOM CAMPION
790 RIDGE PLACE
MENDOTA HEIGHTS, MN 55118
651-387-5704
TIM MINEA
772 RIDGE PLACE
MENDOTA HEIGHTS, MN 55118

ENGINEER/SURVEYOR
SISU LAND SURVEYING AND ENGINEERING
2580 CHRISTIAN DR.
CHASKA, MN 55318
CONTACT: CURT KALLIO, PE, LS
612-418-6828

WETLAND DELINEATOR
AQUATIC ECOSOLUTIONS
PO BOX 497
NEVIS, MN 56467
CONTACT: ROB MERILA
877-346-3474

ZONING
R-1 LOW DENSITY RESIDENTIAL
MIN. LOT SIZE = 15,000 SQ. FT.
MIN. LOT WIDTH = 100 FEET (FOR FIRST 30 FEET OF LOT)
MAXIMUM IMPERVIOUS = 35%
MAXIMUM BUILDING HEIGHT = 25 FEET

SETBACKS
FRONT = 30 FEET
SIDE = 10 FEET ON EACH SIDE OR 1/2 THE HEIGHT OF THE STRUCTURE CONTIGUOUS TO THE SIDE YARD, WHICHEVER IS GREATER, TO A MAX. OF 15 FEET
REAR = 30 FEET OR 20% OF THE AVERAGE LOT DEPTH, WHICHEVER IS GREATER

PLAT AREAS
TOTAL PLAT AREA = 4.52 ACRES
PROPOSED LOT 1, BLOCK 1 = 42,963 SF = 0.99 ACRES
PROPOSED LOT 2, BLOCK 1 = 24,705 SF = 0.57 ACRES
PROPOSED LOT 3, BLOCK 1 = 75,831 SF = 1.74 ACRES

PROPOSED RIGHT OF WAY
TRUNK HIGHWAY 110 = 53,433 SF = 1.23 ACRES

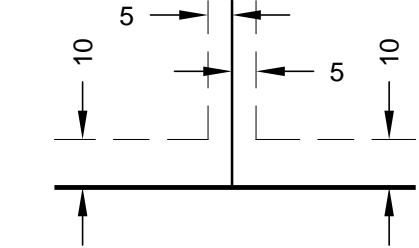
WETLANDS
ONE WETLAND HAS BEEN DELINEATED ON SITE. THERE ARE NO PROPOSED WETLAND IMPACTS.

UTILITIES
WATER AND SEWER FOR LOT 2 WILL BE CONNECTED TO EXISTING MAINS IN RIDGE PLACE AS SHOWN. PROPOSED CONNECTIONS WILL BE MADE AT THE TIME OF HOME CONSTRUCTION.

STORMWATER
NO STORMWATER TREATMENT IS PROPOSED. IF STORMWATER TREATMENT IS REQUIRED FOR LOT 2, IT WILL BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION. THE ESTIMATED INCREASE IN IMPERVIOUS SURFACE FOR LOT 2 IS 0.12 ACRES.

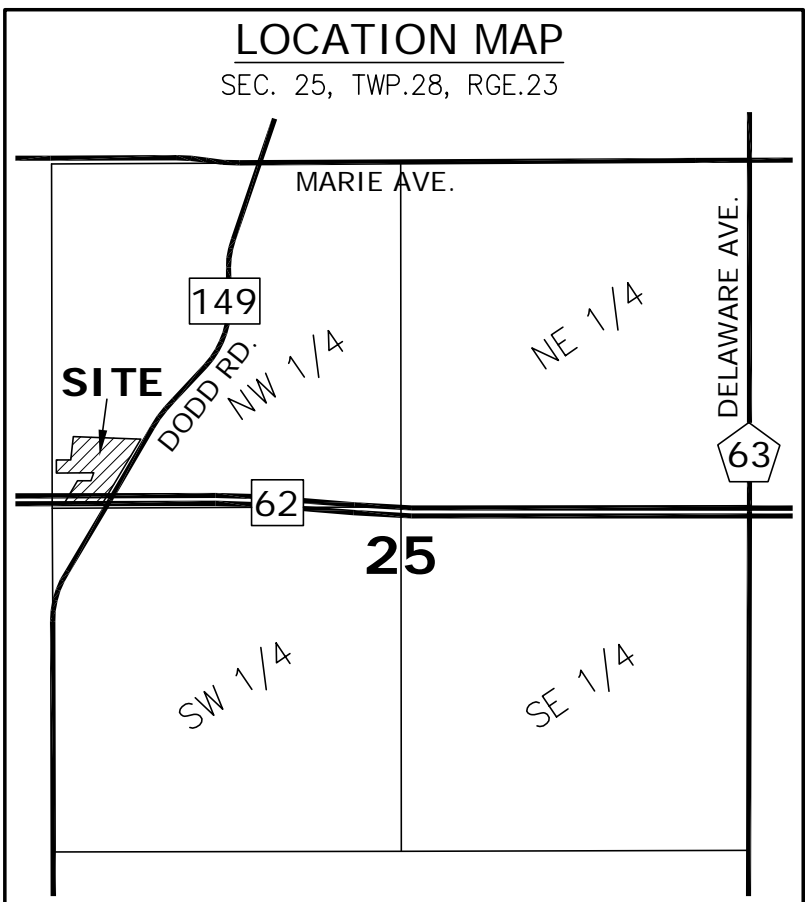
TREE PRESERVATION
EXISTING TREES WITHIN THE POTENTIAL IMPROVEMENT AREA OF LOT 2 ARE SHOWN. TREE IMPACTS AND REPLACEMENTS WILL BE ADDRESSED AT THE TIME OF HOME CONSTRUCTION.

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED, AS SHOWN ON THIS PLAT.

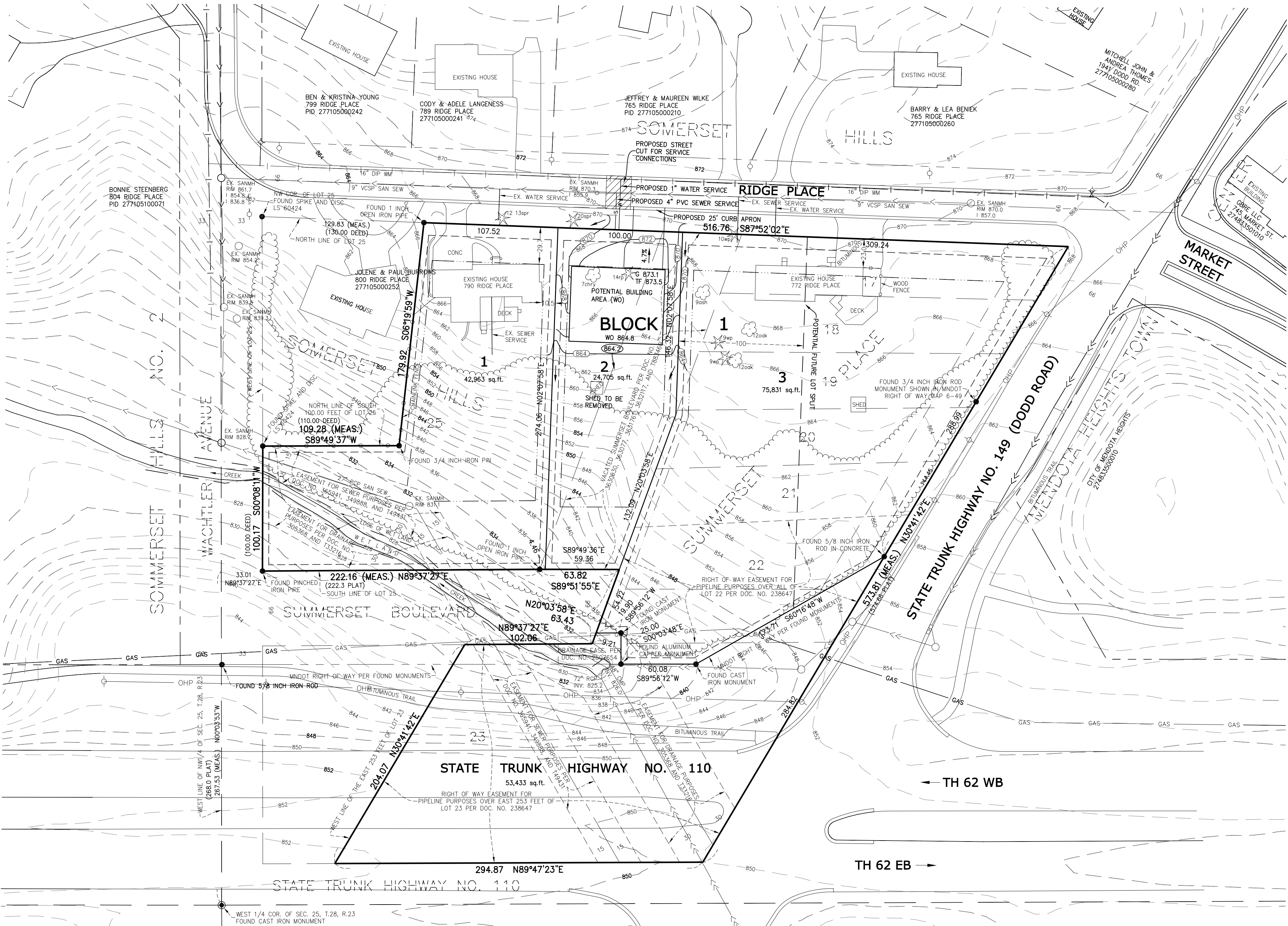
- DENOTES MONUMENT FOUND AS SHOWN
 - DENOTES 1/2 INCH BY 14 INCH MONUMENT SET AND MARKED BY LICENSE NO. 26909, UNLESS OTHERWISE SHOWN.
 - ⦿ DENOTES COUNTY MONUMENT
- (MEAS) DENOTES MEASURED DISTANCE
(PLAT) DENOTES DISTANCE PER PLATS OF SOMERSET HILLS AND SUMMERSET PLACE
(DEED) DENOTES DISTANCE PER DEED LEGAL DESCRIPTION



- LEGEND
- PLAT BOUNDARY
 - LOT LINE
 - SETBACK
 - EASEMENT
 - WETLAND
 - EX. CONTOUR
 - EX. STORM SEWER
 - EX. SAN. SEWER
 - EX. WATERMAIN
 - EX. HYDRANT

CAMPION ESTATES

PRELIMINARY PLAT



Land Surveying
& Engineering

2580 Christian Dr.
Chaska, MN 55318
612-418-6828

I hereby certify that this plan, report, or specification was prepared by me or under my direct supervision and that I am a duly licensed and Surveyor under the laws of the State of Minnesota.
Curt Kallio
CURTIS J. KALLIO
DATE: 12/13/2024 REG. NO. 26909

PREPARED FOR:
Tom Campion
790 Ridge Place
Mendota Heights, MN 55118
651-387-5704

SHEET TITLE & PROJECT:
Preliminary Plat
CAMPION ESTATES
Mendota Heights, MN

DATE	REVISION	BY

PROJECT NO:
202316
SHEET
1 OF 1
SHEETS

CAMPION ESTATES

KNOW ALL PERSONS BY THESE PRESENTS: That Timothy P. Minea, a single person, and Tom Campion, a single person, fee owners of the following described property:

Lots 17, 18 and 19, Block 3, Sommerset Place, Dakota County, Minnesota.

AND

Lots 20, 21, 22 and the Easterly 253 feet of Lot 23, Block 3, Sommerset Place, Dakota County, Minnesota. (Abstract)

AND

Lot Twenty-five (25) in Somerset Hills according to the plat on file and of record with the Register of Deeds in and for Dakota County, Minnesota EXCEPT that part of Lot 25 beginning at the Northwest corner of said Lot 25; thence Easterly along the North line of said lot 130.0 feet; thence Southwesterly to a point on the North line of the South 100 feet of said Lot 25, which point is 110 feet East of the intersection of the North line of said South 100 feet and the West line of said Lot 25; thence Westerly along the North line of said South 100 feet, to the West line of said Lot 25; thence North along said West line to the beginning. (Torrens)

have caused the same to be surveyed and platted as CAMPION ESTATES and do hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Timothy P. Minea, a single person, has hereunto set his hands this ____ day of _____, 20 ____.

Timothy P. Minea

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Timothy P. Minea.

Signature

Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires

In witness whereof said Tom Campion, a single person, has hereunto set his hands this ____ day of _____, 20 ____.

Tom Campion

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Tom Campion.

Signature

Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires

I Curtiss Kallio do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20 ____.

Curtiss Kallio, Licensed Land Surveyor, Minnesota License No. 26909

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Curtiss Kallio.

Signature

Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires

CITY COUNCIL, CITY OF MENDOTA HEIGHTS, STATE OF MINNESOTA

This plat was approved and accepted by the City Council of Mendota Heights, Minnesota, at a regular meeting thereof held this ____ day of _____, 20 ____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Signed _____ Attest _____
Mayor Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

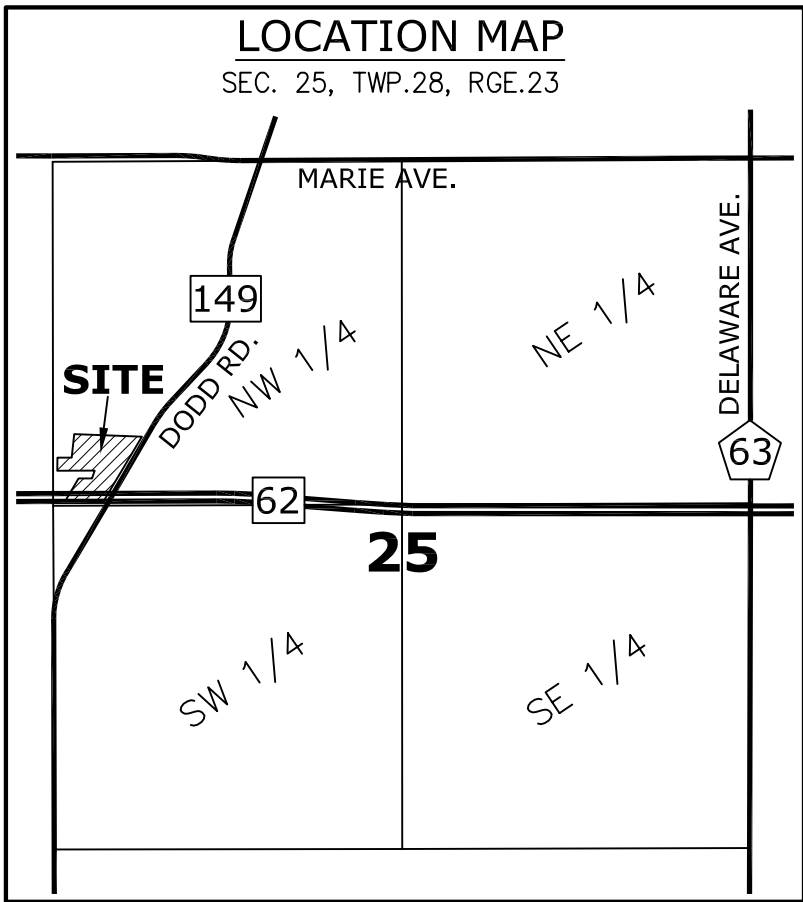
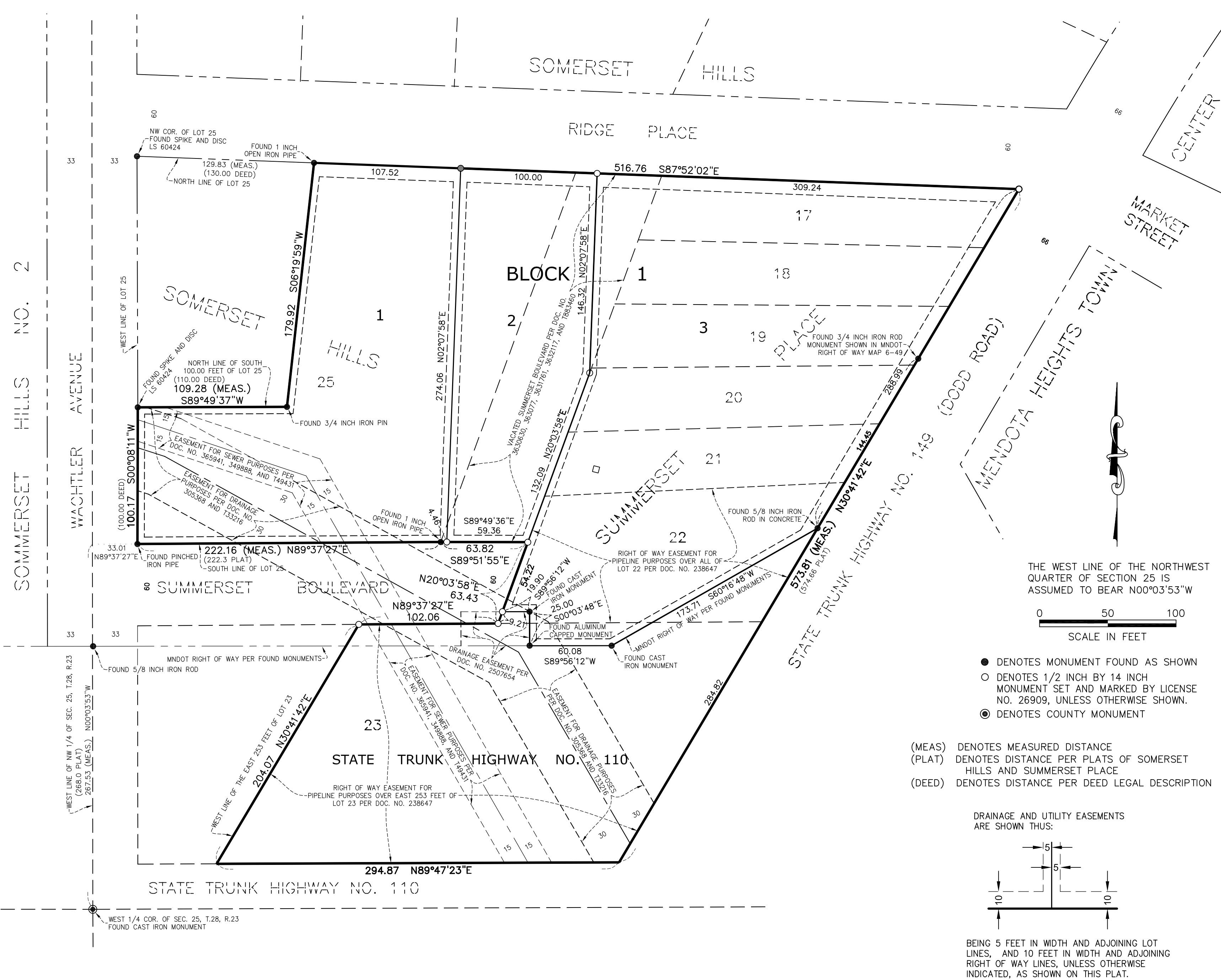
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20 ____.

By _____
Todd B. Tollefson, Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 ____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20 ____.

Department of Property Taxation and Records



COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of CAMPION ESTATES, was filed in the office of the County Recorder for public record on this ____ day of _____, 20 ____ at ____ o'clock ____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

Amy A. Koethe, County Recorder

REGISTRAR OF TITLES, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of CAMPION ESTATES, was filed in the office of the Registrar of Titles for public record on this ____ day of _____, 20 ____ at ____ o'clock ____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

Amy A. Koethe, Registrar of Titles



City Council Work Session Memo

MEETING DATE: January 28, 2025

TO: Planning Commission

FROM: Sarah Madden, Community Development Manager

SUBJECT: Approval of 2025 Meeting Schedule

ACTION REQUEST:

Staff recommends that the Planning Commission review the proposed 2025 meeting dates and provide staff with any recommended changes

BACKGROUND:

Each year the Planning Commissioners set their meeting dates formally. The City's official schedule designates the 4th Tuesday of each month to be the planned date of regular Planning Commission meetings. The schedule below follows this pattern reoccurrence, but for one minor adjustment in September. The December meeting date may be subject to change if a quorum cannot be reached.

Below are the proposed meeting dates for the Planning Commission in 2025. All meetings will have a 7:00pm start time and be conducted at City Hall.

Tuesday, January 28

Tuesday, February 25

Tuesday, March 25

Tuesday, April 22

Tuesday, May 27

Tuesday, June 24

Tuesday, July 22

Tuesday, August 26

**Thursday, September 25 (rescheduled)

Tuesday, October 28

Tuesday, November 25

Tuesday, December 23 (tentative)

ATTACHMENTS:

None