

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

**PLANNING COMMISSION MINUTES
MARCH 31, 2025**

The regular meeting of the Mendota Heights Planning Commission was held on Monday, March 31, 2025, in the Council Chambers at City Hall, 1101 Victoria Curve at 7:00 P.M.

The following Commissioners were present: Chair Litton Field, Commissioners Cindy Johnson, Jeff Nath, and Steve Goldade. Those absent: Commissioners Brian Udell, Jason Stone, and Patrick Corbett.

Approval of Agenda

The agenda was approved as submitted.

Election of Planning Commission Chair and Vice Chair for Year 2025

Chair Field commented that this is a continued action from the previous meeting, and he would be willing to continue serving as Chair.

Commissioner Goldade asked if this should again be tabled as there are now three absences at this meeting.

Community Development Manager Sarah Madden recognized that there was a tie vote at the last meeting, and there is not necessarily a process within City Code related to that situation. She stated that the Commission tabled the decision before making the decision to reschedule the March meeting date to March 31st. She stated that the Commission could table the decision to the next meeting, recognizing that there may not be full attendance at the next meeting. She noted that there may not be an April meeting, and, therefore, the decision for a Chair and Vice Chair may end up at the May meeting.

Commissioner Johnson believed that under Robert's Rules of Order, if there is a tie vote, the Chair would be reappointed.

COMMISSIONER GOLDADE MOVED, SECONDED BY COMMISSIONER JOHNSON, TO ELECT LITTON FIELD AS CHAIRPERSON OF THE PLANNING COMMISSION FOR 2025.

FURTHER DISCUSSION: Commissioner Goldade asked Chair Field to provide some background information for the benefit of new member, Commissioner Nath.

Chair Field provided background information on his experience on the Commission and in the role of Chair.

AYES: 4

NAYS: 0

COMMISSIONER GOLDADE MOVED, SECONDED BY COMMISSIONER NATH, TO TABLE THE ELECTION OF VICE CHAIR TO THE NEXT MEETING.

AYES: 4

NAYS: 0

Approval of February 25, 2025 Minutes

COMMISSIONER JOHNSON MOVED, SECONDED BY COMMISSIONER GOLDADE, TO APPROVE THE MINUTES OF FEBRUARY 25, 2025.

FURTHER DISCUSSION: Commissioner Goldade commented that he drove by Dodd and 62 and recognized that a significant amount of work would be needed to create a path in that area to Ridge Place. He wanted the public to understand that the approval was for the opportunity for that to be created, but it is not something that will happen quickly.

Public Works Director Ryan Ruzek stated that the County is leaning towards the north option for an underpass, which would have major impacts on vegetation to the northwest corner. He stated that in 2025 and 2026, they will complete the design and necessary acquisition, with construction planned in 2027.

AYES: 4

NAYS: 0

Chair Field welcomed Commissioner Nath to the Commission.

Commissioner Nath introduced himself.

Hearings

**A) PLANNING CASE 2025-02
CITY OF MENDOTA HEIGHTS – COMPREHENSIVE PLAN AMENDMENT**

Community Development Manager Sarah Madden explained that the City is requesting consideration of a Comprehensive Plan Text and Map Amendment to its 2040 Comprehensive Plan, modifying the “Future Land Use Plan” and guided land use of 99.23 acres of land. The current land use of the 99.23 acres is I-Industrial, and the proposed land use is B-Business. The subject area was evaluated during the City’s Zoning Code Update project and found to contain a majority of existing uses that are more consistent with commercial zoning than industrial zoning. The proposed change in land use is consistent with the Zoning Map updates, which were adopted in September of 2024 and went into effect on January 1, 2025.

Hearing notices were published and mailed to all properties within 350 feet 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, subject to review and approval by the Metropolitan Council, based on the findings of fact.

Commissioner Goldade asked for clarification on the difference between business and industrial.

Community Development Manager Sarah Madden provided details on the types of businesses that would be allowed with the change, recognizing that there is not a large difference between the two guidings.

Commissioner Goldade asked the number of spaces that are vacant versus occupied in this area proposed for change.

Community Development Manager Sarah Madden commented that none of the buildings were 100 percent empty, but had some vacancies. She stated that there is one green vacant site within the area proposed for change.

Commissioner Goldade asked how a place of worship would be considered and whether they could be located in this type of zoning.

Community Development Manager Sarah Madden replied that a place of worship is allowed in the public/semi-public overlay and as a conditional use within the residential districts. She stated that type of use is not currently listed as allowed in the business or industrial districts.

Commissioner Johnson commented that this would seem to rename the district to better match the existing uses, but asked if that is necessary, as the current guiding seem to match.

Community Development Manager Sarah Madden replied that the current guiding is a close match, but because the zoning of this area has already been changed, the guiding also needs to be changed to match.

Commissioner Nath asked if this change would eliminate the ability for someone in this area to continue to run their business.

Community Development Manager Sarah Madden confirmed that the current uses in this area would not be in conflict with the change.

Commissioner Goldade asked if the Bourn property is within this area.

Community Development Manager Sarah Madden replied that the Bourn Lane properties are not included in this area.

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 GOLDADE MOVED, SECONDED BY COMMISSIONER NATH, TO CLOSE THE PUBLIC HEARING.

AYES: 4

NAYS: 0

COMMISSIONER GOLDADE MOVED, SECONDED BY COMMISSIONER JOHNSON, TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT, SUBJECT TO REVIEW AND APPROVAL BY THE METROPOLITAN COUNCIL, BASED ON THE FINDINGS OF FACT.

AYES: 4

NAYS: 0

Chair Field advised the City Council would consider this application at its April 15, 2025, meeting.

New and Unfinished Business

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.

Adjournment

COMMISSIONER NATH MOVED, SECONDED BY COMMISSIONER JOHNSON, TO ADJOURN THE MEETING AT 7:33 P.M.

AYES: 4

NAYS: 0