

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

**DRAFT PLANNING COMMISSION MINUTES
January 24, 2023**

The regular meeting of the Mendota Heights Planning Commission was held on Tuesday, January 24, 2023 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, Brian Udell, Jason Stone, and Andrew Katz. Those absent: None

Chair Field noted that since the last meeting, Commissioner Lorberbaum was elected to the City Council and Commissioner Toth has been appointed to the Parks and Recreation Commission which left two vacancies. He introduced the new members of the Commission.

Commissioners Udell and Stone introduced themselves.

Approval of Agenda

The agenda was approved as submitted.

Approval of October 25, 2022 Minutes

COMMISSIONER KATZ MOVED, SECONDED BY COMMISSIONER PETSCHER TO APPROVE THE MINUTES OF OCTOBER 25, 2022.

AYES: 7
NAYS: 0

Approval of September 28, 2022 Workshop Notes

COMMISSIONER PETSCHER MOVED, SECONDED BY COMMISSIONER JOHNSON TO APPROVE THE SEPTEMBER 28, 2022 WORKSHOP NOTES.

AYES: 7
NAYS: 0

Approval of November 17, 2022 Workshop Notes

COMMISSIONER PETSCHER MOVED, SECONDED BY COMMISSIONER KATZ TO APPROVE THE NOVEMBER 17, 2022 WORKSHOP NOTES.

AYES: 7
NAYS: 0

Hearings

A) PLANNING CASE 2023-01 HENRY (VIC) HOLEC, 1170 DODD ROAD – LOT LINE ADJUSTMENT

Planning Consultant Jennifer Haskamp explained that Mr. Vic Holec is requesting consideration of a simple lot line adjustment on a large parcel of land that he currently owns, located at 1170 Dodd Road.

Hearing notices were published and mailed to all properties within 350-ft. of the site; one email inquiry was received regarding the potential to further subdivide the land and complete a similar process with an adjacent contiguous property.

Planning Consultant Jennifer Haskamp 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.

Chair Field stated that there was an easement, which is referred to as abandoned on the plat, and asked if the City has relinquished all rights to that.

Planning Consultant Jennifer Haskamp confirmed that to be true.

Chair Field opened the public hearing.

Henry Vic Holec, applicant, commented that they have a backyard and hill that connects to the parcel being discussed tonight. He stated that they eventually had the opportunity to purchase that adjacent property and did so, noting that they have used that area most recently as a charity garden for the neighborhood. He stated that they would intend to continue that use as a garden and buffer from development but would like to split that portion of land to be combined with their lot to become one single parcel.

Brad Clary, 1179 Ivy Hill Drive, stated that the townhome residents have watched this process evolve and have two concerns. He asked if the property is being setup for subdivision and new homes.

Chair Field stated that this request is simply for a lot split and not any consideration of future development. He stated that the action tonight is simply for the split and attachment to 8 Beebe.

Mr. Clary commented that he wants everyone to be on notice for the time an attempt is made to change the zoning to allow multi-family units, they will be opposed.

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 CORBETT, TO CLOSE THE PUBLIC HEARING.

AYES: 7
NAYS: 0

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER KATZ, TO RECOMMEND APPROVAL OF THE LOT LINE ADJUSTMENT BASED ON THE FINDINGS OF FACT SUPPORTING THE REQUEST AND WITH THE FOLLOWING CONDITIONS:

1. APPLICATION SHALL FILE LOT/PARCEL COMBINATION DOCUMENTS WITH DAKOTA COUNTY INDICATING THE NEWLY DEFINED PARCEL B CREATED BY THIS LOT LINE ADJUSTMENT SHALL BE ADDED TO OR COMBINED WITH 8 BEEBE AVENUE, PARCEL ID NUMBER 27-71150-04-060.
2. ALL TRANSFER OR DEED DOCUMENTS WHICH CONVEY THE PORTION OF LANDS UNDER THE LOT LINE ADJUSTMENT AND LOT SPLIT PROCESS SHALL BE RECORDED WITH DAKOTA COUNTY.
3. NO SINGLE-FAMILY DEVELOPMENT WILL BE ALLOWED OR APPROVED ON THE PROPOSED PARCEL B AT ANY TIME.

AYES: 7
NAYS: 0

Chair Field advised the City Council would consider this application at its February 7, 2023 meeting.

**B) PLANNING CASE 2023-02
MICHELLE CULLIGAN ON BEHALF OF MARY CULLIGAN, 1941 GLENHILL ROAD – LOT LINE ADJUSTMENT**

Planning Consultant Jennifer Haskamp explained that Mr. and Ms. Culligan are requesting consideration of a simple lot line adjustment on a large parcel of land that they currently own, located at 1941 Glenhill Road.

Hearing notices were published and mailed to all properties within 350-ft. of the site; two inquiries from adjacent property owners requesting additional information were received.

Planning Consultant Jennifer Haskamp 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 new parcel would be sellable.

Planning Consultant Jennifer Haskamp confirmed that it could be sold.

Commissioner Petschel noted that there was a previous lawsuit relating to whether the parcel would be buildable. He asked whether a parcel could be sold that would not be buildable.

Planning Consultant Jennifer Haskamp replied that the determination tonight is not whether the parcel is buildable. She stated that two new legal descriptions can be created and noted that buildability would be a separate matter.

Commissioner Katz commented on a triangle sliver of land owned by the City in this area, which is listed as valley and asked if this action would have any impact on that parcel.

Planning Consultant Jennifer Haskamp confirmed that this action would only impact the property owned by the Culligans and would not impact the City property.

Chair Field opened the public hearing.

Michelle Culligan, applicant, commented that this is a simple lot line adjustment. She noted that her parents live in the home at 1941 Glenhill Road and this action would recreate the lot line to attach to 1941 to create a bigger yard and better buffer.

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

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

AYES: 7
NAYS: 0

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER KATZ, TO RECOMMEND APPROVAL OF THE LOT LINE ADJUSTMENT BASED ON THE FINDINGS OF FACT SUPPORTING THE REQUEST AND WITH THE FOLLOWING CONDITIONS:

1. APPLICANT SHALL FILE LOT/PARCEL COMBINATION DOCUMENTS WITH DAKOTA COUNTY INDICATING THE NEWLY DEFINED PARCEL B CREATED BY THIS LINE ADJUSTMENT SHALL BE ADDED TO OR COMBINED WITH 1941 GLENHILL ROAD, PARCEL IS NUMBER 27-81251-01-010.
2. ANY FUTURE IMPROVEMENTS OR DEVELOPMENT ON THE SUBJECT PARCELS SHALL BE SUBJECT TO MRCCA REVIEW AND ALL NECESSARY PERMITS MUST BE OBTAINED.
3. ALL TRANSFER OR DEED DOCUMENTS WHICH CONVEY THE PORTION OF LANDS UNDER THE LOT LINE ADJUSTMENT AND LOT SPLIT PROCESS SHALL BE RECORDED WITH DAKOTA COUNTY.

AYES: 7
NAYS: 0

Chair Field advised the City Council would consider this application at its February 7, 2023 meeting.

Zoning Ordinance Workshop Date Discussion

Chair Field asked for input on the potential workshop dates listed within the staff report.

It was the consensus of the Commission to hold the Zoning Ordinance Workshop on Wednesday, February 8th at 5:30 p.m.

New/Unfinished Business

City Administrator Cheryl Jacobson provided an update on the recruitment for a new Community Development Director.

Chair Field wished former Community Development Director Tim Benetti well in his new position. He also commended Public Works staff for the excellent job they have been doing with snow removal.

Adjournment

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER CORBETT, TO ADJOURN THE MEETING AT 7:40 P.M.

AYES: 7

NAYS: 0