

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

**PLANNING COMMISSION MINUTES
JANUARY 28, 2025**

The regular meeting of the Mendota Heights Planning Commission was held on Tuesday, January 28, 2025, in the Council Chambers at City Hall, 1101 Victoria Curve at 7:00 P.M.

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

Approval of Agenda

The agenda was approved as submitted.

Approval of November 26, 2024, Minutes

COMMISSIONER KATZ MOVED, SECONDED BY COMMISSIONER STONE TO APPROVE THE MINUTES OF DATE NOVEMBER 26, 2024.

AYES: 5

NAYS: 0

Hearings

**A) PLANNING CASE 2025-01
TOM CAMPION, 790 AND 772 RIDGE PLACE – PRELIMINARY AND FINAL
PLAT**

Community Development Manager Sarah Madden explained that Tom Campion, the property owner of 790 Ridge Place is requesting consideration of a Preliminary Plat of his property and the neighboring property addressed as 772 Ridge Place. The subdivision would consolidate the five 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 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.

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. She stated that due to the change to park dedication, the applicant has asked for the item to be tabled tonight in order to continue discussions with his neighbor related to the ten percent land dedication.

Acting Chair Corbett asked who the owner of the new lot would be.

Community Development Manager Sarah Madden replied that proposed lot two would be owned by the applicant who would then decide how the future sale of that property/home would look.

Commissioner Katz asked for more information on lot three, noting that he could not recall a case where a highway is considered to be part of someone's lot.

Community Development Manager Sarah Madden explained that area is considered to be part of the lot currently and MnDOT holds an easement over that area. She stated that as part of this plat, the area would no longer be part of a lot and would be dedicated as right-of-way.

Commissioner Stone asked if Public Works has any concerns with this project.

Public Works Director Ryan Ruzek commented that Public Works does not have any concerns as utilities and infrastructure are in place and could support the potential connections. He stated that he is working with MnDOT and Dakota County on the trail options. He stated that any driveways would go onto Ridge Place and would not connect to Dodd Road.

Acting Chair Corbett asked if the urgency of the potential trail is known, or whether the land would simply be held for the future.

Public Works Director Ryan Ruzek commented that the trail construction is planned for 2027.

Commissioner Katz referenced the creek and asked if that is dedicated as wetland.

Community Development Manager Sarah Madden replied that is a waterway but would not be considered wetland.

Acting Chair Corbett commented that there is some marsh around the waterway.

Commissioner Katz stated that he wanted to ensure that there was consideration for that wet area when the trail is constructed.

Community Development Manager Sarah Madden replied that the trail project itself will have stormwater management. She identified the delineated wetland boundaries within the overall project area for the trail segment and noted that wetland requirements would be managed through the Wetland Conservation Act (WCA).

Acting Chair Corbett opened the public hearing.

Tom Campion, applicant, stated that there was an easement, and it was his understanding that the City owned that. He explained the discussions he has had with his neighbor about this and the costs he was going to cover. He stated that the ten percent land dedication came up within the last day or two and his neighbor had said that he was going to walk away from the deal. He stated that they plan to meet with staff to determine if they can work something out. He requested that the item be tabled to allow him additional time to work with his neighbor and staff.

Christina Young, 799 Ridge Place, stated that she hopes that they could find a solution that would allow an additional home. She hoped that they could work out the details for the ten percent land dedication as that trail and connection will be important in terms of accessibility for the neighborhood.

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

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

AYES: 5
NAYS: 0

COMMISSIONER KATZ MOVED, SECONDED BY COMMISSIONER STONE, TO TABLE THE CASE UPON THE REQUEST OF THE APPLICANT.

AYES: 5
NAYS: 0

New and Unfinished Business

A) APPROVAL OF 2025 MEETING SCHEDULE

Community Development Manager Sarah Madden reviewed the proposed 2025 meeting schedule. She noted a change to the September meeting.

Commissioner Stone noted a potential conflict with the March meeting because of spring break. He asked if there was an update on new members.

Community Development Manager Sarah Madden stated that two new members have been appointed and will be joining the Commission at the February meeting. She suggested that the Commission approve the meeting calendar as presented and noted that she can bring back alternate options to consider for March at the next meeting.

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER JOHNSON, TO APPROVE THE 2025 MEETING SCHEDULE.

AYES: 5

NAYS: 0

Community Development Manager Sarah Madden provided details on a planned land use training that is proposed to be held as a worksession at 6 p.m. before the 7 p.m. February meeting.

Staff Announcements / Updates

Community Development Manager Sarah Madden stated that the zoning code update took effect on January 1, 2025. She provided general updates on land use cases considered by the City Council since the November meeting and other items of interest to the Commission.

Commissioner Stone and the other members of the Commission expressed appreciation to Commissioner Katz for his service on the Commission.

Adjournment

COMMISSIONER KATZ MOVED, SECONDED BY COMMISSIONER STONE, TO ADJOURN THE MEETING AT 7:37 P.M.

AYES: 5

NAYS: 0