

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

**PLANNING COMMISSION MINUTES
FEBRUARY 25, 2025**

The regular meeting of the Mendota Heights Planning Commission was held on Tuesday, February 25, 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 Patrick Corbett, Cindy Johnson, Brian Udell, Jason Stone, and Steve Goldade. Those absent: Commissioner Jeff Nath.

Approval of Agenda

The agenda was approved as submitted.

Election of Planning Commission Chair and Vice Chair for Year 2025

Chair Field indicated that he would be willing to continue serving as Chair.

Chair Field opened the floor for nominations for the position of Chair.

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER UDELL TO ELECT PATRICK CORBETT AS CHAIR OF THE PLANNING COMMISSION FOR 2025.

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

CORBETT: 3 (CORBETT, UDELL, STONE)
FIELD: 3 (FIELD, GOLDADE, JOHNSON)

Community Development Manager Sarah Madden commented that the Commissioners could continue to discuss amongst themselves, or if preferred this could be tabled to the next meeting when presumably everyone would be present.

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER CORBETT TO TABLE THIS MATTER TO THE NEXT MEETING.

AYES: 6
NAYS: 0

Chair Field welcomed the new member to the Commission.

Commissioner Goldade introduced himself, noting his past experience on the Park and Recreation Commission, and looked forward to working with this Commission. He thanked the past members of the Commission as well, Commissioners Katz and Petschel.

Chair Field noted that he was not present at the last meeting and also thanked Commissioners Katz and Petschel for their service.

Approval of January 28, 2025 Minutes

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER CORBETT TO APPROVE THE MINUTES OF JANUARY 28, 2025.

AYES: 6

NAYS: 0

Hearings

A) PLANNING CASE 2025-01

TOM CAMPION, NORTHWEST CORNER OF DODD ROAD AND MN HIGHWAY 62 AND 790 AND 772 RIDGE PLACE – PRELIMINARY PLAT

Community Development Manager Sarah Madden explained that Tom Champion, 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 existing parcels into three lots, with one of the proposed lots available as a new vacant lot for single-family development. The application 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 was held at the January 28, 2025 Planning Commission meeting and the applicant requested the application to be tabled to the next meeting to continue discussion related to park dedication.

Hearing notices were published and mailed to all properties within 350-ft. of the site; details were provided on input received from residents in the neighborhood expressing a desire for the trail connection.

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 Johnson stated that this application deals with two properties separately owned, but they have only heard from one property owner and asked staff to address that issue.

Community Development Manager Sarah Madden explained that Tom Campion is bringing forward the application, the owner of 790 Ridge Place. She stated that the other property owner, of 772 Ridge Place, has been involved. She noted that both property owners are present tonight and would like to move forward.

Commissioner Stone referenced the statement that there is enough land to split. He recognized the drop-off in elevation and asked if there would be enough land to build on the proposed lot two in the future.

Community Development Manager Sarah Madden replied that the minimum lot dimensions are met for lot size.

Commissioner Goldade asked if the change to the recommended condition five would still allow for the walking path from Ridge Place to Dodd/62.

Community Development Manager Sarah Madden replied that they do not have the survey of the proposed outlot, but the applicant does have the proposed sketch of what the City would be asking for that would provide the space for the path and landing area for the grade-separated crossing.

Commissioner Goldade asked and received confirmation that even with the path, lot three could be subdivided in the future.

Chair Field recognized that the City has a vision for the path and asked what would happen if the applicant were to place it elsewhere.

Community Development Manager Sarah Madden replied that in that instance the Final Plat would not match the conditions of the Preliminary Plat and therefore it would most likely not be approved.

Chair Field asked if the surveyor is presently working on the dedicated land.

Community Development Manager Sarah Madden confirmed that is correct.

Chair Field opened the public hearing.

Tom Campion, applicant, stated that he and his neighbor started this process a few years ago with the easement vacation. He stated that he wanted to build but did not have enough land and therefore began working with his neighbor. He stated that he and his neighbor are in agreement with their request.

Commissioner Corbett stated that the path was the unknown that was added prior to the last meeting which caused the request to be tabled. He asked if the condition was found to be acceptable to both property owners.

Mr. Campion stated that they did agree.

Jeff Wilke, 781 Ridge Place, stated that he agreed with the easement vacation that occurred in the past. He commented that people have to walk on the street to get to the path and the demographics of the neighborhood have changed, adding more families and children. He stated that the neighborhood agrees with the proposal in return for the walking path.

Commissioner Johnson asked and received confirmation that the resident is requesting the trail connection.

Maureen Wilke, 781 Ridge Place, asked for clarification on the lots shown in yellow.

Commissioner Corbett noted that the yellow shows the old lots that will be combined into the lots shown in blue.

Christina Young, 799 Ridge Place, stated that it is important for the neighbors to maintain a tree buffer between yards and a path to ensure that the area is not too exposed to 62.

Chair Field noted that is not a matter of the Preliminary Plat.

Public Works Director Ryan Ruzek replied that Dakota County will be subject to the City's tree ordinance.

Chris Strom, 1910 Walkler Avenue, echoed the safety concerns of crossing over the roads with young children. He advocated for the pathway to connect the neighborhood.

Tim Minea, 772 Ridge Place, stated that when all is done Mr. Campion will split the lot to create one additional lot. He asked why this is simply not a lot line adjustment between the two properties. He stated that a house on South Lane was recently subdivided and was a quick process before the City Council, whereas this item has come to two Planning Commission meetings. He stated that it was his understanding that this request would not qualify for the lot line adjustment because the two properties belong to different plats.

Commissioner Corbett stated that the existing yellow lots are not clean, and it would make more sense to clean those up as proposed in this application.

Community Development Manager Sarah Madden explained that because the lots are within two different plats, the simple lot line adjustment was not an option. She stated that this also involves more than two lots and therefore would also not qualify for a lot line adjustment.

Public Works Director Ryan Ruzek replied that the Campion property is large enough to subdivide, however, the existing home is too wide and therefore would have had to be demolished in order to subdivide, and therefore the replat option was chosen.

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

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

AYES: 6

NAYS: 0

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

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 NAD 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. THE DEVELOPER/APPLICANT SHALL PROVIDE PARK DEDICATION AS A COMBINATION OF AN IN-LEIU FEE AND LAND DEDICATION. THE FINAL PLAT SHALL BE REVISED TO DEDICATE 10 PERCENT OF THE PROPOSED LOT 3 AS AN OUTLOT FOR PARK DEDICATION, AND PAY A PARK DEDICATION FEE IN THE AMOUNT OF \$4,000 PER UNIT (PROPOSED LOTS 1 AND 2 AT (2 X \$4,000/UNIT), OR \$8,000) 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.

Further discussion: Commissioner Stone asked if the pathway would be of the City or the County.

Public Works Director Ryan Ruzek replied that the path from Ridge to 62 would be City-owned and the area for the crossing would become part of the County project, which is proposed for 2027.

AYES: 6

NAYS: 0

Chair Field advised the City Council would consider this application at its March 4, 2025 meeting.

New and Unfinished Business

Staff Announcements / Updates

Community Development Manager Sarah Madden stated that there would not be a quorum for the March 25th meeting and therefore it is proposed to change the date to March 31, 2025.

Adjournment

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER STONE, TO ADJOURN THE MEETING AT 7:41 P.M.

AYES: 6

NAYS: 0