

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

**PLANNING COMMISSION MINUTES  
SEPTEMBER 25, 2025**

The regular meeting of the Mendota Heights Planning Commission was held on Tuesday, September 23, 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, Brian Udell, Jason Stone, and Jeff Nath. Those absent: Commissioners Patrick Corbett and Steve Goldade.

**Approval of Agenda**

The agenda was approved as submitted.

**Approval of August 26, 2025, Minutes**

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER NATH, TO APPROVE THE MINUTES OF AUGUST 26, 2025.

AYES: 5

NAYS: 0

**Hearings**

**A) PLANNING CASE 2025-17  
M&M HOME CONTRACTORS, 1867 HUNTER LANE – CONDITIONAL USE  
PERMIT**

Community Development Manager Sarah Madden explained that M&M Home Contractors is the applicant and owner's representative of the property located at 1867 Hunter Lane, and has requested a Conditional Use Permit (CUP) to allow for a residential building height of 22 feet, 11.75 inches for the construction of a new single-family home located at 1867 Hunter Lane.

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). Two additional comments were received this afternoon and provided to the Commission at tonight's meeting, along with a printed copy for meeting attendees.

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

Mike Fritz, M&M Home Contractors, commented that he was present to address any questions of the Commission.

Chair Field opened the public hearing.

Paul Katz, 1855 Hunter Lane, commented that he lives to the north of this property and has lived there for 41 years. He stated that he is very happy that this empty lot will be developed for families. He stated that Mr. Fritz approached him to ask his opinion on the development, and he appreciated that. He supported the request.

John Cosgriff, 1875 Hunter Lane, stated that he and his wife live south of the development and are also supportive. He asked that the Commission revisit the new rule related to evening of heights based on surrounding residences, as he believes that the rule creates harm to residents. He stated that this will diminish the number of builds, lower property values, and result in existing residents paying higher taxes. He believed that the policy could be improved and asked that the Commission consider that as a future adjustment.

Matt Collins, 543 Abby Way, commented that he is an attorney for M&M Home Contractors and referenced the goals of the Comprehensive Plan, one of which is to improve the housing stock. He also commented on the intent and purpose of the zoning related to orderly development. He believed that the request met the criteria for the Conditional Use Permit. He noted that the previous home on this lot was a 1960s rambler and spoke of how the proposed new home would be an improvement for the property. He stated that both neighbors support the request. He asked that the Commission not table this request, as the project had already been tabled at a previous meeting, and commented on the hardship that has been placed on the buyer for the property.

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

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

AYES: 5

NAYS: 0

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER NATH, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT (CUP) BY M&M HOME CONTRACTORS FOR THE PROPERTY AT 1867 HUNTER LANE, WITH THE FOLLOWING CONDITIONS:

1. A BUILDING PERMIT MUST BE APPROVED AND ISSUED BY THE CITY PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL APPLICABLE ZONING, BUILDING, AND MRCCA REQUIREMENTS SHALL BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT.
2. THE BUILDING HEIGHT SHALL NOT EXCEED 21 FEET, 1175 INCHES, AS MEASURED PER DEFINITION OF BUILDING HEIGHT IN CITY CODE.

3. THE BUILDING SHALL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS SUBMITTED AND DATED SEPTEMBER 5, 2025.
4. STREET-FACING ORNAMENTAL ROOF ELEMENTS EXCEEDING A 9:12 PITCH SHALL BE PERMITTED AS SUBORDINATE FEATURES, PROVIDED THEY DO NOT CONTRIBUTE TO THE OVERALL BUILDING HEIGHT MEASUREMENT.

AYES: 5

NAYS: 0

Chair Field advised the City Council would consider this application at its October 7, 2025, meeting.

**B) PLANNING CASE 2025-18  
CITY OF MENDOTA HEIGHTS – ZONING ORDINANCE AMENDMENT**

Community Development Manager Sarah Madden explained that the City of Mendota Heights approved the Zoning Code Update project in September 2024, which went into full force and effect on January 1, 2025. Following the approval of this ordinance, staff began implementing the new zoning ordinance provisions and began taking note of sections of the ordinance that contained minor errors or conflicts, or specific citations that needed clarification or minor “housekeeping” changes.

Hearing notices were published and mailed to all properties within 350 feet of the site; one letter was received related to residential building height recently, but not specifically related to this ordinance amendment request and public hearing, and was included in the packet.

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 and noted that this item would be a public hearing this evening.

Commissioner Johnson asked for clarification on the B-1 district.

Community Development Manager Sarah Madden replied that B-1 is general business while B-2 is neighborhood business.

Commissioner Johnson recalled that there was a lot of discussion related to the research facilities and lab testing uses, and believed that those uses were meant to exist as conditional uses.

Community Development Manager Sarah Madden stated that the existing laboratory use is within the B-1 district and believed that the specific location initially received a Conditional Use Permit (CUP). She provided details on the areas currently designated as B-1.

Commissioner Johnson stated that she would tend to err on the side of requiring a CUP for that use.

Chair Field and the other members of the Commission agreed that the change would make sense.

COMMISSIONER JOHNSON MOVED, SECONDED BY COMMISSIONER UDELL, TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENTS TO CITY CODE TITLE 12 – ZONING AS OUTLINED IN SECTIONS 1 THROUGH 10 OF THE REDLINED ORDINANCE, WITH THE CHANGE TO SECTION TWO, TO CHANGE TO CUP.

AYES: 5

NAYS: 0

Chair Field advised the City Council would consider this application at its October 7, 2025, meeting.

### **New and Unfinished Business**

### **Staff Announcements / Updates**

Community Development Manager Sarah Madden provided an update on items of interest to the Commission.

### **Adjournment**

COMMISSIONER JOHNSON MOVED, SECONDED BY COMMISSIONER NATH, TO ADJOURN THE MEETING AT 7:44 P.M.

AYES: 5

NAYS: 0