

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

**PLANNING COMMISSION MINUTES
OCTOBER 28, 2025**

The regular meeting of the Mendota Heights Planning Commission was held on Tuesday, October 28, 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, Jeff Nath, and Steve Goldade. Those absent: Commissioner Jason Stone.

Approval of Agenda

The agenda was approved as submitted.

Approval of September 25, 2025, Minutes

COMMISSIONER NATH MOVED, SECONDED BY COMMISSIONER JOHNSON, TO APPROVE THE MINUTES OF SEPTEMBER 25, 2025.

AYES: 6

NAYS: 0

Hearings

**A) PLANNING CASE 2025-19
M&M HOME CONTRACTORS, 1122 ORCHARD CIRCLE – MISSISSIPPI
RIVER CORRIDOR CRITICAL AREA (MRCCA) PERMIT**

Community Development Manager Sarah Madden explained that M&M Home Contractors is the applicant and owners' representative of the property located at 1122 Orchard Circle, and has requested a Mississippi River Corridor Critical Area (MRCCA) Permit to allow for the construction of a sunroom and porch addition to the existing single-family home on the subject property.

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.

Chair Field opened the public hearing.

Mike Fritz, M&M Home Contractors, was present to address any questions.

Commissioner Johnson thanked the applicant for the extensive landscaping plan, along with the use of native plants. She provided input on different species of native plants and their likes.

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

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

AYES: 6

NAYS: 0

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER UDELL, TO RECOMMEND APPROVAL OF THE MRCCA PERMIT REQUEST BY M&M HOME CONTRACTORS FOR 1122 ORCHARD CIRCLE, BASED ON THE FINDINGS OF FACT FOR APPROVAL AND WITH THE FOLLOWING CONDITIONS:

1. A BUILDING PERMIT MUST BE APPROVED BY THE CITY PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
2. THE PROPOSED PROJECT MUST COMPLY WITH ALL REQUIREMENTS OF THE CITY'S LAND DISTURBANCE GUIDANCE DOCUMENT. ALL PLANS MUST BE REVIEWED AND APPROVED BY THE PUBLIC WORKS DIRECTOR.
3. ALL EROSION CONTROL REQUIREMENTS MUST BE PUT IN PLACE PRIOR TO THE COMMENCEMENT OF ANY GRADING AND SITE WORK ACTIVITIES. SUCH MEASURES MUST REMAIN IN PLACE FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES UNTIL PROPER SITE RESTORATION PLANS ARE COMPLETED.
4. ALL GRADING AND CONSTRUCTION ACTIVITY MUST COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND CODES.
5. ALL WORK ON SITE WILL ONLY BE PERFORMED BETWEEN THE HOURS OF 7:00 A.M. AND 8:00 P.M. MONDAY THROUGH FRIDAY; 9:00 A.M. TO 5:00 P.M. WEEKENDS.

AYES: 6

NAYS: 0

Chair Field advised the City Council would consider this application at its November 5, 2025, meeting.

B) PLANNING CASE 2025-20

**COBALT BUSINESS CENTER, LLC, 1315 MENDOTA HEIGHTS ROAD –
CONDITIONAL USE PERMIT**

Community Development Manager Sarah Madden explained that the subject property located at 1315 Mendota Heights Road is owned by Cobalt Business Center LLC. The applicant requests approval of a Conditional Use Permit (CUP) to allow metal manufacturing and outdoor storage on the site. Both uses are listed as conditional uses within the I-Industrial zoning district. The outdoor storage component will be accessory to the principal manufacturing use. The building is currently under construction and was initially designed as an office/warehouse use shell to be speculative for a future tenant. This manufacturing user will occupy the entirety of the 174,288 square foot building and will be subject to a future building permit for the build-out of the user.

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.

Commissioner Corbett asked if infrastructure is always counted as outdoor storage.

Community Development Director Sarah Madden replied that it can and explained that mechanical equipment is called out as an outdoor storage component that would need to be screened. She stated that there would be numerous pieces of equipment, which is why this is considered outdoor storage.

Chair Field invited the applicant to speak.

Evan Matson, applicant, presented project highlights and information on the potential client, who is confidential at this time and is seeking to occupy the entire building they are working to construct. He provided additional information on aerial and existing conditions, zoning and use, proposed uses, outdoor storage for building systems equipment, and asked that the Commission consider approval of the request.

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

AYES: 6
NAYS: 0

COMMISSIONER UDELL MOVED, SECONDED BY COMMISSIONER CORBETT, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT FOR A METAL

MANUFACTURING USE AND ACCESSORY OUTDOOR STORAGE FOR COBALT BUSINESS CENTER AT 1315 MENDOTA HEIGHTS ROAD, BASED ON THE FINDINGS OF FACT FOR APPROVAL, AND WITH THE FOLLOWING CONDITIONS:

1. THE APPLICANT/DEVELOPER MUST OBTAIN A BUILDING PERMIT FOR ALL NEW REMODELING OR INTERIOR WORK (INCLUDING BUILDING, ELECTRICAL, PLUMBING, HEATING/COOLING), AND OTHER RELATED SITE WORK PRIOR TO ANY WORK ASSOCIATED WITH THIS LAND USE APPROVAL COMMENCING ON SITE.
2. A REVISED PARKING PLAN SHALL BE SUBMITTED AT THE TIME OF THE TENANT BUILD-OUT PERMIT TO CONFIRM THAT PARKING DEMAND IS MET.
3. ALL GRADING AND CONSTRUCTION ACTIVITY MUST BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND CODES, AS WELL AS IN COMPLIANCE WITH THE CITY'S LAND DISTURBANCE GUIDANCE DOCUMENT.
4. ANY EXPANSION OF THE OUTDOOR STORAGE AREA OR METAL MANUFACTURING USE MUST BE REVIEWED AND APPROVED BY CITY STAFF FOR LOCAL CODE AND ORDINANCE COMPLIANCE, AND MAY REQUIRE AN AMENDMENT TO THIS CONDITIONAL USE PERMIT.

AYES: 6

NAYS: 0

Chair Field advised the City Council would consider this application at its November 5, 2025, meeting.

New and Unfinished Business

Staff Announcements / Updates

Community Development Manager Sarah Madden confirmed that there would be a quorum for the November meeting. She also provided an update on Council actions on items recently considered by the Planning Commission.

Public Works Director Ryan Ruzek commented on the open house for the municipal campus, which was held earlier that evening.

Adjournment

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER NATH, TO ADJOURN THE MEETING AT 7:34 P.M.

AYES: 6

NAYS: 0