

**REGULAR MEETING
OF THE
VADNAIS HEIGHTS PLANNING COMMISSION
JUNE 27, 2023**

OPEN MEETING AND WELCOME

Chairperson Cooper called the Regular Meeting of the Vadnais Heights Planning Commission to order at 7:00 p.m. on June 27, 2023.

ROLL CALL

Curt Cooper, Chairperson	Present
Jerry Moynagh, Vice Chairperson	Present
Terri Dresen	Present
Martin Jokinen	Present
Steve Jorissen	Present
Adam Schreiber	Absent
Joseph Stumph	Present
Emily Dunn, First Alternate	Present
Joe Scrocca, Second Alternate	Absent

Also present: Nolan Wall, Planning/Community Development Director; Jeff Melcoch, Cable Producer.

APPROVAL OF AGENDA

Upon motion by Commissioner Dresen, seconded by Commissioner Jokinen, it was

“RESOLVED, to approve the June 27, 2023, Regular Meeting Agenda as presented.”

Ayes – 7

Nays – 0

The motion carried.

APPROVAL OF MINUTES

Planning/Community Development Director Wall noted a correction was needed in reference to a Commissioner on Line 98 and that staff would make that correction.

Upon motion by Commissioner Moynagh, seconded by Commissioner Jorissen, it was

“RESOLVED, to approve minutes of the February 28, 2023, Regular Meeting as corrected.”

Ayes – 6

Nays – 0

Abstain – 1 (Cooper)

The motion carried.

OPEN TO THE PUBLIC

Chairperson Cooper opened the floor to the public at 7:08 p.m. for questions and comments on items not on the agenda.

As no one wished to address the Commission, Chairperson Cooper closed the meeting to the public at 7:08 p.m.

PUBLIC HEARINGS

A. Planning Case 23-004: Tim Cheesebrow – Variance and Conditional Use Permit at 3871 Stockdale Drive

Planning/Community Development Director Wall said the applicant is requesting a variance and conditional use permit (CUP) to construct a 364 SF (14' X 26') accessory building on his property. Wall reviewed details contained in the staff report. He presented the site plan and photos which showed that the lot is very big, the home is set way back on the property, and it is well-screened. The proposed accessory building would be located in the side yard and would extend 6' in front of the principal building. As a result, a variance request is required along with the CUP request, and Wall noted while this request is unique in a typical suburban area of the City, this was not unique in this neighborhood of localized homes. He shared how the building would be located along side of the existing home with the door facing towards the front of the home and noted because of the roofline of the existing garage, an expansion to that garage would be extremely difficult. He also shared about the practical difficulties of the lot making placement of the building further back not possible. Wall said that staff recommended approval based on the findings of fact in the staff report.

Commissioner Moynagh noted that the applicant is a self-employed musician. Moynagh inquired about any restrictions on noise based on the business that will occupy the building, and asked if there would be noise-deadening materials placed inside the building. Planning/Community Development Director Wall said he would defer to the applicant to describe the exact use of the building. Based on conversations with the applicant, staff did not have any concerns with the use and noted the noise ordinance was in place for any noise concerns. Staff was unsure if the use was intended as a hobby versus employment. However, Wall noted that the City Code allows home occupations and the applicant would need to comply with restrictions.

Commissioner Jorissen stated that he was still confused as to placement of the building. He noted the variance was for six feet in front of the home and the sketch appeared to be closer to 20 feet. Planning/Community Development Director Wall said the front edge of the structure was six feet and noted the drawing was not to scale.

Tim Cheesebrow, 3871 Stockdale Drive, said he was available to respond to questions then noted the music studio space would be for acoustic-based music and most space would be used for mixing music and should not be a noise concern.

Commissioner Jokinen asked if the applicant would be renting the music space. Mr. Cheesebrow said the intent was to relocate the studio from the lower level of his home to allow for bedroom space for his children.

Chairperson Cooper opened the meeting to the public at 7:21 p.m.

As no one wished to address the Commission, Chairperson Cooper closed the meeting to the public at 7:21 p.m.

Upon motion by Commissioner Moynagh, seconded by Commissioner Dresen, it was “RESOLVED to recommend approval of Planning Case 23-004: Tim Cheesebrow – Variance and Conditional Use Permit at 3871 Stockdale Drive as presented, based on the findings of fact and conditions presented in the staff report.

Ayes – 7 Nays – 0

The motion carried.

Planning/Community Development Director Wall noted this item would be before the City Council at their July 18, 2023, meeting for consideration.

OLD BUSINESS

None.

NEW BUSINESS

None.

REPORTS

A. Council Liaison

Planning/Community Development Director Wall shared an update on behalf of Council Liaison Jazwowski. She attended the VHEDC Rising Stars business award ceremony earlier this month and represented the City well in introducing and welcoming the group. Wall stated that the Council has been busy with many other tasks, primarily working on the 2024 budget.

B. Planning Commissioners

None.

C. Staff

Planning/Community Development Director Wall shared about the construction activity occurring in the City including Luther Cadillac and two local road projects that are

underway. He discussed the partnership with Little Canada on reconstruction of Twin Lake Boulevard. He also mentioned the “Safe Routes to School” trail for Koehler Road, which will be added on the north side. He shared an update on Mondello Shores, Vincent Estates, and Blueberry Grove developments then said the boardwalk near Bear Park had been successfully installed. He cautioned drivers about being mindful of construction workers in the area when driving.

Planning/Community Development Director Wall shared an update on the The Ansel apartment building at Rice/694, stating that completion is expected in 2024. Big Wood Brewery is continuing work to lower their basement floor to meet City Code requirements for ceiling height. They are hoping to be in the space and have it operational by the end of this year. Wall mentioned that there is a significant multi-family residential development going in off of Twin Lake that is actually in Little Canada. He also shared an update on the trail along Vadnais Boulevard, indicating that they are trying to identify funding for it.

Commissioner Jorissen inquired about the public hearing notification for the homes in the area of the proposed Little Canada development. He asked if the homeowners in Vadnais Heights were notified by Little Canada about the public hearing. Planning/Community Development Director Wall said they should have been notified.

Commissioner Dunn inquired about the Koehler trail, stating that she had never heard about it. Planning/Community Development Director Wall explained the Koehler trail project in more detail, stating that the Vadnais trail is a top priority.

Planning/Community Development Director Wall noted the Council approved the Comprehensive Housing Study which will begin this summer. The study will provide much better detailed data, which will be used to create policies.

NEXT MEETING

The next Planning Commission meeting will be held on July 25, 2023.

ADJOURN MEETING

Upon motion by Commissioner Jokinen, seconded by Commissioner Moynagh meeting was adjourned at 7:49 p.m.

Respectfully submitted,
Cathy Sorensen
TimeSaver Off Site Secretarial, Inc.