

**REGULAR MEETING
OF THE
VADNAIS HEIGHTS PLANNING COMMISSION
OCTOBER 25, 2022**

OPEN MEETING

Chairperson Jokinen called the Regular Meeting of the Vadnais Heights Planning Commission to order at 7:00 p.m. on October 25, 2022.

ROLL CALL

Edward Caillier	Present
Curt Cooper, Vice Chairperson	Present
Katherine Doll Kanne	Present
Terri Dresen	Absent
Martin Jokinen, Chairperson	Present
Jerry Moynagh	Present
Joseph Stumph	Absent
Adam Schreiber, First Alternate	Present
Steven Jorissen, Second Alternate	Present

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

APPROVAL OF AGENDA

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

“RESOLVED, to approve the October 25, 2022, Regular Meeting Agenda as presented.”

Ayes – 7 Nays – 0

The motion carried.

APPROVAL OF MINUTES

Upon motion by Commissioner Cooper, seconded by Commissioner Schreiber, it was

“RESOLVED, to approve minutes of the August 23, 2022, Regular Meeting as presented.”

Ayes – 4 Nays – 0 Abstain – 3 (Caillier, Doll Kanne, Moynagh)

The motion carried.

OPEN TO THE PUBLIC

1 Chairperson Jokinen opened the floor to the public at 7:07 p.m. for questions and comments
2 on items not on the agenda.

3
4 As no one wished to address the Commission, Chairperson Jokinen closed the meeting to
5 the public at 7:07 p.m.

6
7 **PUBLIC HEARINGS**

8
9 A. Planning Case 22-014 – Newco Homes, LLC – Variances and Preliminary/Final
10 Plat at 3605 Edgerton Street.

11
12 Planning/Community Development Director Wall said the applicant is requesting
13 variances as well as preliminary/final plat approval to create two new parcels for
14 construction of two dwellings on the subject property, 3605 Edgerton Street. He said the
15 subject property is approximately one acre and did contain a single-family residential
16 dwelling and detached garage until it was recently demolished. The Planning/Community
17 Development Director explained why a variance from the standard lot width was needed,
18 and mentioned that the lots are only 5 feet short of what would be compliant according to
19 City Code. He stated that the subject property was oversized for the previous single family
20 dwelling that existed upon it so it is right that it be split in this case. While not meeting the
21 lot width requirement by 5 feet, both lots significantly exceed the minimum lot size and
22 depth requirements. Staff feels the required minimum thresholds are met in this case and
23 the lots can be reasonably split and built upon in compliance with our Zoning Code
24 requirements. Staff does recommend approval of the proposed request in this case based
25 on the findings of fact and subject to conditions in the staff report.

26
27 Commissioner Doll Kanne stated that the City Engineer’s note said that the existing ditch
28 needs to be evaluated and restored to ensure positive drainage. She asked what that means.
29 Planning/Community Development Director Wall responded that this section of Edgerton
30 Street is under City jurisdiction so in the areas where we have rural sections without curb
31 and gutter, they were designed with a ditch system in mind to convey water and ensure
32 appropriate drainage. He said we just want to make sure that, on the new lots, the ditch is
33 reestablished to make sure that whatever grading happens doesn’t cause drainage problems
34 up and downstream from the property.

35
36 Commissioner Caillier asked if there were any lots in this area of Edgerton Street that are
37 short of the 85-foot width requirement. Planning/Community Development Director Wall
38 answered yes, stating that there are a handful of lots to the north that are short of the 85-
39 foot requirement. He also stated that there is a large lot across the street that in time may
40 be eligible for a lot split and other lots in the area are about 85 feet. He felt the proposed
41 2.5-foot difference on each lot is not unreasonable as it relates to promoting investment
42 and new housing in the area, especially since the area had been a code enforcement
43 concern.

44
45 Commissioner Doll Kanne asked how the 85-foot standard was determined in the City
46 Code. Planning/Community Development Director Wall explained the history of how lot
47 size was determined during the surveying process. He felt the 2.5 foot difference per lot
48 isn’t dramatic, but he stated we do have standards for a reason. He felt in this case both lots

1 are very deep and would accommodate single family homes well since they would allow
2 enough area for the home and a yard large enough for grading and necessary easements.

3
4 Chairperson Jokinen opened the meeting to the public at 7:20 p.m.

5
6 Ryan Morse of 550 Fischer Circle said he supported the project, but wanted to be reassured
7 that drainage issues would not exist from a lot that is smaller in width than City Code
8 intended. He stated that his property abuts one of the lots, his backyard slopes towards his
9 house, and he has had drainage issues over the years. He just wants those issues to be taken
10 into consideration with any approval requests. Planning/Community Development
11 Director Wall responded that all new homes are analyzed by staff prior to construction to
12 ensure proper drainage exists. He stated that staff may follow-up with him separately to
13 meet him on-site and if there's something that staff needs to be made aware of, they will
14 discuss with the builder.

15
16 Nate Newman, the owner of Newco Homes LLC, thanked the Commission for taking the
17 time to review his proposal. He shared an aerial photo of the site, showing the home and
18 trees that were removed. He indicated that they do not intend to remove any more trees
19 than necessary and will keep the new homes in line with those to the north and south so
20 they blend well with the existing streetscape.

21
22 Chairperson Jokinen asked about the square footage of the proposed homes. Newman said
23 if the home is a rambler, the proposed square footage will be 1,850 square feet on the main
24 level plus a basement so overall 3,200 square feet finished and priced \$650,000 to \$700,000
25 for both properties. Since the lots are larger, they felt the lots could generate a higher price-
26 point for the homes. Newman addressed grading on the lots, stating the proposed homes
27 will be built more forward on the site than the previous home. Additionally, they don't
28 intend to touch the back of the lots unless required by the City to change grading.

29
30 As no one else wished to address the Commission, Chairperson Jokinen closed the meeting
31 to the public at 7:30 p.m.

32
33 Upon motion by Commissioner Cooper, seconded by Commissioner Moynagh, it was
34 "RESOLVED to recommend approval of Planning Case 22-014 for the proposed variance
35 and preliminary/final plat requests, based on the findings of fact and with the conditions
36 presented in the staff report.

37
38 Commissioner Dolle Kanne spoke about the improvement to this area and the resulting
39 increased sunlight now that the trees were removed.

40
41 Commissioner Jorissen said the degree of variance request is nominal and shouldn't stand
42 in the way of approval.

43
44 Commissioner Caillier agreed with the approach of having two lots of equal size.

45
46 Commissioner Cooper stated another site review will address any potential grading
47 concerns.

1 Mr. Carol stated he lived at 3629 Edgerton Street for 21 years and his lot abuts the property
 2 in question. He stated that 3621 Edgerton Street was his father-in-law’s lot and now he
 3 noticed that the address is 3605. He asked how address assigning occurs and explained
 4 from his perspective why lots in the area were 1-2 feet short of the standard width.
 5 Planning/Community Development Director Wall responded the new addresses will be
 6 created in line with the current address system. Commissioner Jorissen explained addresses
 7 are generally established by the US Postal Service. Commissioner Cooper said addresses
 8 are determined based on how far postal carriers have to travel and become more separated
 9 as more homes are constructed.

10
 11 Upon no further discussion, the motion was carried.

12
 13 Ayes – 7 Nays – 0

14
 15 **NEW BUSINESS**

16
 17 A. County Road E Corridor Action Plan Update.

18
 19 Planning/Community Development Director Wall said he provided information on the
 20 County Road E Corridor Action Plan for the Commission to discuss. He felt it would be
 21 valuable to at least inform the Commission about the process that we have moved through.
 22 He spoke about the history of the project, stating that a series of workshops were held over
 23 several months with various professionals and stakeholders. He said the last workshop will
 24 be held tomorrow night (October 26) and he invited Commissioners to attend, if available.
 25 He noted that there were no proposed projects along County Road E, but the group was
 26 just trying to understand issues and frame expectations for possible next step
 27 implementation of attracting development. He spoke about market realities and the process
 28 used for each community’s redevelopment areas, then commented on a recent developer
 29 roundtable. Planning/Community Development Director Wall outlined the proposed action
 30 plan for later this year and said next steps will involve targeted outreach engagement, which
 31 will discuss traffic calming options balanced with moving vehicles efficiently.

32
 33 Chair Jokinen asked about the stadium restaurant site. Planning/Community Development
 34 Director Wall said that site has sold and is closed. There is a proposed additional apartment
 35 building being considered that is similar to another building on the corner.

36
 37 Commissioner Schreiber asked about being proactive with regard to updating the
 38 Comprehensive Plan, especially relating to high density. Planning/Community
 39 Development Director Wall discussed the area and its complex uses. He stated that the
 40 Council intends to remain status quo with current uses until something is proposed with a
 41 deliberate attempt to change a use for a project that the City wants. He stated that changing
 42 the Comprehensive Plan is the highest discretion that the City has so it is advantageous to
 43 maintain what is there now for that additional control of those land uses.

44
 45 Commissioner Jorissen asked about how the community engagement feedback will work
 46 with being reactive rather than searching for businesses. Planning/Community
 47 Development Director Wall stated that the Action Plan is a planning document based on
 48 the opinions and thoughts from those who showed up to provide the input. The document

1 is not a regulatory document that the City Council has to adopt or endorse. He responded
2 engagement will occur in a targeted way to see what the community thinks would be
3 acceptable, adding balance will be needed with market, policies, and changing elected
4 bodies.

5
6 Commissioner Cooper said he liked the process, especially from the Planning Commission
7 aspect and community input.

8
9 Commissioner Moynagh stated that he liked that the constituents were involved in the
10 process and that no one had to make a rushed decision, but will be better prepared for the
11 future.

12
13 Commissioner Dolle Kanne said she liked the planning document and the fact that the
14 Community Development Director addressed limitations, but noted the need to obtain
15 opinions from the entire community and not just opinions from those who could show up
16 to a meeting.

17
18 **OLD BUSINESS**

19
20 None.

21
22 **REPORTS**

23
24 A. Council Liaison

25
26 Council Liaison Goebel was not present.

27
28 B. Planning Commissioners

29
30 None.

31
32 C. Staff

33
34 Planning/Community Development Director Wall updated the Commission regarding the
35 Elevage development proposal recently approved by Council then spoke about the
36 proposed TIF requests still in consideration. He said there will be action soon to remove
37 the existing buildings and the chiropractic use will be relocating soon. He updated the
38 Commission on the Garceau property which is scheduled to close tomorrow (October 26).
39 He shared about Big Wood Brewery’s plans for a production brewery and event center on
40 the property, stating site improvements will be phased in over time. Big Wood will own all
41 of the property, including the market building. Hopefully, they will be fully operational
42 next year.

43
44 Commissioner Moynagh shared about the recent Vadnais Heights Lions Heritage Days
45 events that resulted in \$11,000 for food shelf and playground improvements that the Lions
46 support. Additionally, they recently held a waffle breakfast which resulted in more funds
47 to donate towards those projects.

48

1 **NEXT MEETING**

2

3 The next Planning Commission meeting will be held on November 22, 2022.

4

5 **ADJOURN MEETING**

6

7 Upon motion by Commissioner Cooper, seconded by Commissioner Dolle Kanne the
8 meeting was adjourned at 8:00 p.m.

9

10 Respectfully submitted,
11 Cathy Sorensen
12 *TimeSaver Off Site Secretarial, Inc.*

DRAFT