

Meeting Minutes
New Prague Planning Commission
Wednesday, February 28, 2024

1. Call Meeting to Order

The meeting was called to order at 6:30 p.m. by Vice Chair Brandon Pike with the following members present Jason Bentson and Shawn Ryan. Absent were Ann Gengel and Dan Meyer.

City Staff Present: Ken Ondich – Planning / Community Development Director, and Kyra Chapman – Planner

2. Approval of Meeting Minutes

A. January 24th, 2024 Regular Meeting

A motion was made by Ryan seconded by Bentson to approve the January 24th regular meeting minutes. Motion carried (3-0).

3. OLD BUSINESS

A. None.

4. NEW BUSINESS

A. Request for Conditional Use Permit #C1-2024 – Relocate a Single Family Home to the vacant lot located at 303 Lyndale Ave N

Planner Chapman introduced the #C1-2024 conditional use permit to relocate a single family home onto an existing vacant lot at 303 Lyndale Ave N. The home is currently located in Lakeville at Otting House Movers and the home is approximately 1,199 sq ft large with a 451 sq ft detached two car garage. The garage was removed from the principal structure and the front porch has since been removed. Various improvements will need to be made as well as meeting Minnesota State Building Code such as new windows, siding, fascia, soffit, roof repair, plumbing, smoke and CO detectors, etc. The property is zoned as RL-70 Single Family Residential Zoning District and within the district, relocating homes is listed as a conditional use. Conditional use permits for relocated structures must meet three criteria as follows:

1. Whether the structure is at such a variance with the established or expected pattern of development in the neighborhood that it would destroy the overall appearance of the neighborhood.

- Staff believes the age and appearance of the proposed relocated 1970s home would fit in well with the neighborhood which is of an older nature with a variety of home

styles that exist. The proposed home will also utilize parking/garage access from the alley, similar to the homes on either side of it.

2. The extent of variance, if any, of the proposed structure with the existing age, bulk, architectural style and quality of construction; and

- Staff believes that the home will fit in well due to its age (constructed in 1970s) and design, which is a mix of other homes on the block. North of the property (at 315 Lyndale Ave N), a home was built in 1980 and a home to the south (301 Lyndale Ave N) was built in 1890. A large majority of the homes on the block are rambler style and built in the 1950s and 60s.

3. The structure will not substantially diminish or impair property values within the neighborhood.

- Staff believes that the structure will fit in well at 1,199 sq ft on the main level which is just under the above ground sq ft average on the block of 1,363 sq ft, be brought up to current building codes and have a new foundation, all of which will not diminish or impair property values within the neighborhood.

Ryan inquired what was previously on the lot before.

Applicant Doug Pint from 40072 Lake Volney Ln, Le Center, stated that the property originally had a shed and a garden. The property was platted in 2020 and does not have utilities.

Ryan seconded by Pike made a motion to open the public hearing at 6:44pm. Motion carried (3-0).

Pike asked why the structure is being relocated rather than being built new.

Pint explained that it was more affordable to relocate the home than to construct the home from scratch. To relocate the home, it will be in the high \$200,000s or low \$300,000s compared to \$400,000 to construct a new home. The home was also selected because it had updated electric.

Pike asked what the plan for the building was and if Pint would be occupying the home.

Pint replied that he intends to make improvements to the home and sell it. The home will likely be transported along Main Street since it is a 10-ton road but the transportation route and time will have to be coordinated with the City and Otting House Movers.

Jason asked if the basement will be constructed.

Pint replied that the basement will be built prior to the transporting of the home.

Pike inquired what the road restrictions would be.

Planning Director Ondich responded that road restrictions are related to spring thaw.

Ryan wondered if a time limitation should be added to the conditional use permit.

Planning Director Ondich stated that a timeframe isn't needed. The \$5,000 escrow is an incentive for contractors to complete the code requirements.

A motion was made by Ryan, seconded by Bentson to close the public hearing at 6:49pm.
Motion carried (3-0).

A motion was made by Ryan and seconded by Bentson, to approve and forward Conditional Use Permit #C1-2024 to City Council with the following conditions:

1. This conditional use permit is only valid for moving in the specifically proposed home that is currently located at Otting House Movers at 27626 Pillsbury Ave, Lakeville MN.
2. All requirements of Section 713 of the Zoning Ordinance for relocating structures must be met.
3. In accordance with the Preliminary and Final plat of Suerai Addition, the developer is responsible for the cost and installation of water, sewer, and electric services to the lot.
4. Property owner should limit site work within the Lyndale Avenue N right of way until reconstruction project is substantially complete. The street location and elevation will change from the existing condition.
5. Property owner should provide staging and access plan on how delivery and placement will occur. The site has steeper boulevard grades on Lyndale Avenue N. Trees and overhead wire may interfere with the alley.
6. Any damage to new street will be the responsibility of the property owner. Installation before street reconstruction would be best (if possible).
7. The placement of the home must be in general compliance with the submitted site plan dated 2/7/24.
8. The proposed parking area from the alley must be paved as required by the Zoning Ordinance.
9. The following improvements must be made to the home before it can be occupied:
 - Home must meet Minnesota State Building Code requirements
 - New windows in bedrooms 2 & 3
 - Closet moved to east wall in bedroom 3
 - Staircase extended to meet code
 - Siding, fascia, soffit, roof repair, and paint as needed
 - New full basement to be finished later
 - Possible deck off master bedroom
 - New window to be placed in dining room
 - Patio door to be placed in master bedroom
 - New laundry location on main floor
 - Install smoke and CO detectors
 - Plumbing installed
 - Garage: frame wall and install fascia, soffit, and siding

And making the following findings to approve the conditional use permit:

- A. The proposed relocated single-family home is an expected use of the lot which is zoned RL-70 Single Family Residential and will not burden existing parks, schools, streets or other public facilities.
- B. The proposed relocated single-family home is fully compatible with the adjacent residential properties and will not cause a depreciation in their value.
- C. The proposed relocated single-family home will not have an adverse effect upon adjacent residential homes in that it is of a similar era, style and size to other homes on the block.
- D. The proposed relocated single-family home is reasonable related to the overall needs of the City and to the existing land use as it is utilizing a residential lot that has been vacant since it was platted in 2020 and for many years prior to its platting and will fit in with the surrounding homes.
- E. The proposed relocated single-family home is consistent with the zoning ordinance as a single-family home is a permitted use in the RL-70 Single Family residential zoning district.
- F. The proposed relocated single-family home is not in conflict with the Comprehensive Plan of the City because the Comprehensive Plan designates this property as being located within the RL-70 Single Family Residential Zoning District.
- G. The proposed relocated single-family home will not cause traffic hazard or congestion as it is a use typical of a residential lot.
- H. The proposed relocated single-family home will be located on an existing residential lot with adequate roads and existing utility stubs, which will be completed with the 2024 CIP project.

Motion carried (3-0).

B. Concept Review – Floodplain Ordinance Update

Planning Director Ondich explained that the new FEMA Flood Insurance rate Maps (FIRMs) become effective on July 17, 2024. The Le Sueur County maps updates will include all of New Prague as well as the portions of the city that's in Scott County. The DNR recently contacted the City, explaining that they need to adopt a new floodplain ordinance to continue to participate in the flood insurance program once the new maps take effect. The DNR provided two model ordinance models for confirming the ordinance: the "simplified model floodplain ordinance" and the typical "model floodplain ordinance". Of the two ordinances, the City's current ordinance most closely aligns to the typical model ordinance. However, the DNR recommended that the City consider using the simplified model ordinance since New Prague has had little to no floodplain development in flood zones. As of today, there are very few structures that exist within the floodplain in New Prague. By July 17, 2024 the City must have a new ordinance adopted. Furthermore, the City must submit a draft ordinance to the DNR for review before April 17th, 2024.

Ryan asked for clarification of what constitutes a floodplain.

Planning Director Ondich stated that floodplain are areas near a watercourse that occasionally flood. There are various types of floodplains such as the 100-year floodplain and the 500-year floodplain. A 100-year floodplain means there is a 1% chance of the area

flooding in a given year. A 500-year floodplain means there is a 0.2% (1 in 500 chance) of flooding.

Planning Director added that New Prague currently allows variances for structures to be built in the floodplain but would require floodplain proofing such as using stilts. Compared to other cities, New Prague has few floodplains. He clarified that the simplified model floodplain ordinance would prevent construction from occurring in the floodplain.

Pike observed that the comprehensive plan land use map shows floodplains east of New Prague. As the City expands eastward, there will be more floodplain areas, which could make it difficult to build. The City could always switch back to the typical model ordinance.

The Planning Commissioners showed an interest in pursuing the simplified model ordinance.

5. Miscellaneous

A. Annual Community Development Reports

The annual community development reports were reviewed as information only.

B. HF 4009 Minnesota State Bill

Ryan inquired if there were any updates on the HF 4009 Minnesota State Bill.

Planning Director Ondich explained that the HF 4009 State Bill would take away the community's local zoning control for multi-family housing. If passed, multi-family housing would not have to meet zoning requirements in communities that have populations over 10,000 people. In other words, multi-family homes could be built on a commercial lot and be 150 feet tall in some cases.

Pike asked what caused this Bill.

Planning Director Ondich responded that the discussions came from Minneapolis and were intended as a way to provide affordable housing. The proposed bill may work in large cities in Minneapolis but not all communities. The bill would limit the number of parking stalls and prevent communities from controlling the appearance of the structure. There isn't anything in the bill about housing affordability. All the multi-family housing units could be market rate. There are several communities that can't even reach full occupancy today.

C. Monthly Business Updates

In the month of February, there were 0 new home permits issued, however, staff did receive a new home permit last week for a single family home on Grant Ave NW. Bargain Lodge has moved into the former location of Chalk It Up. A building permit was issued for

internal alteration at the old Mill, which will be used by CVF Racing for storage. Dan Bishop received a building permit for a new office building at 1305 1st St NE. Although not directly business related, the City Council approved MSA to be the consultant for the City Center Small Area Plan for the POPS facility. The consultant will determine how to incorporate the stormwater facilities and maximize the space for future construction. The Small Area Plan is supposed to be complete by July 1st and become an addendum to the new Comprehensive Plan.

D. Comprehensive Plan Update

Planning Director Ondich mentioned that the final joint Planning Commission/Council meeting for the Comprehensive Plan Workshop will take place on Monday 11th at 5:00pm.

E. Move March Planning Commission Meeting to Wednesday April 3rd

The Planning Commissioners did not have an issue with the March 27th Planning Commission meeting being moved to April 3rd, 2024.

6. Adjournment

A motion was made by Ryan, seconded by Bentson, to adjourn the meeting at 7:18 pm. Motion carried (3-0).

Respectfully submitted,



Kyra J. Chapman
Planner