



AGENDA

PLANNING COMMISSION MEETING

October 17, 2024 - 6:00 PM

City Hall Council Chambers

Members of the public can participate in person at Lakeville City Hall, 20195 Holyoke Avenue. Members of the public may join the meeting via Teams Meeting, **Meeting ID:264 804 648 175, Passcode 6APsK9** or by calling **Toll Number 1-323-433-2142; Conference ID: 603 481 968#**.

This meeting can be viewed live on Spectrum cable channel 180 or online at [LakevilleMN.gov/LiveTV](https://www.lakevillemn.gov/LiveTV). The Chair will allow for public comments and questions at the appropriate time.

1. Call to order, and flag pledge
2. Roll Call
3. Approval of Minutes
 - a. October 3, 2024 Planning Commission meeting minutes
4. Announcements
5. Nicholas Bormann
Public hearing to consider the application of Nicholas Bormann for a conditional use permit to allow a detached accessory building with a combined accessory building area exceeding 1,100 square feet on a single-family lot in the RST-2, Single and Two Family Residential District and to allow more than one detached accessory building.
 - a. October 10, 2024 Planning report and exhibits
6. Staff Notices
 - a. Planning Manager's memo
7. Adjourn

CITY OF LAKEVILLE.
PLANNING COMMISSION MEETING MINUTES
October 3, 2024

Chair Majorowicz called the meeting to order at 6:00 p.m. in the Council Chambers at City Hall. The Pledge of Allegiance to the flag was given.

Members Present: Chair Jenna Majorowicz, Scott Einck, Pat Kaluza, Jason Swenson, Vice Chair Christine Zimmer, Patty Zuzek, Ex-Officio Jeff Hanson.

Members Absent: Amanda Tinsley

Staff Present: Kris Jenson, Planning Manager; Tina Goodroad, Community Development Director, Frank Dempsey, Associate Planner, Jon Nelson, Assistant City Engineer

3. Approval of the Meeting Minutes

The September 19, 2024 Planning Commission meeting minutes were approved as presented.

4. Announcements

Planning Manager Kris Jenson stated that the following was distributed to the Planning Commission at tonight's meeting:

1. October 2, 2024 Parks, Recreation and Natural Resources Committee meeting motion regarding the Crown Lakeville Apartments preliminary plat.
2. Revised preliminary plat and site plan for Agenda item 5a. Crown Lakeville Apartments.

5a. Crown Lakeville Apartments

Chair Majorowicz opened the public hearing to consider the application of Crown LMN, LLC for the following: 1. Preliminary plat of one lot to be known as Crown Lakeville Apartments and 2. Conditional use permit to allow the following in the RH-2, Multiple Family Residential District a) Construction of more than one principal building on one lot of record; and b) Construction of multiple family residential buildings that are greater than 48 feet in height; and c) An exception to the exterior materials requirements.

Tom LaSalle, representing Crown, briefly described the project and introduced William Griffith of Larkin Hoffman, representing Crown LMN, LLC and Emily Castanias, PE, of Sambatek. Mr. Griffith then presented an overview of the project and the actions requested.

Ms. Jenson presented the planning report and stated that the applicant has applied for a preliminary plat and conditional use permit for more than one building on a parcel, to exceed the building height in RH-2, Multiple Family District, and for an exception to the exterior materials requirement. The RH-2 District allows multiple family buildings as a permitted use.

Ms. Jenson noted that the preliminary plat had been modified such that the wetland on site that was to be within Outlot A would now be shown as a conservation easement to the City. Due to this modification, stipulation number eight of the planning report is no longer required as the site now meets the required Floor Area Ratio (FAR).

Ms. Jenson reviewed the conditional use permits, noting that the increased building height was due to significant topography of the site and that both buildings were at or below the

maximum height if measured from the ground floors. She also noted that the west building has two underground garage levels, in order to provide at least one enclosed space for every unit within the building. As for the exception to the exterior materials standards, both buildings meet or exceed the ordinance requirement from the ground floor up, but that the significant topography exposes more of the underground garage walls than would typically be seen.

Community Development Department staff recommends approval of the preliminary plat and conditional use permits for Crown Lakeville Apartments, subject to the seven stipulations listed in the September 24, 2024 planning report, as amended and approval of the Findings of Fact dated October 3, 2024.

Chair Majorowicz opened the hearing to the public for comment.

Colleen Powell – 11774 205th Street. Ms. Powell stated that she spoke with the Developer before the meeting and requested that a black chain link fence be installed along the north property line of the Crown project to delineate the property line between the two parcels.

Chris Powell – 11770 205th Street. Mr. Powell asked about trees shown on the plans for removal that are on the property line and asked how much elevations changes there are on site and whether retaining walls would be constructed.

Motion was made by Zimmer, seconded by Einck to close the public hearing at 6:22 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Majorowicz asked for comments from the Planning Commission. Discussion points included:

- Ms. Castanias, representing the applicant, responded to the questions about the elevations on the site, identified the locations of retaining walls, and confirmed that trees would be removed up to the property line, but would not include any trees that are partially located on adjacent parcels.
- Vice Chair Zimmer asked for clarification on the heights of the retaining walls.
- Mr. Griffith confirmed that the Developer has agreed to install a black vinyl chain link fence along the north property line and will work with that property owner to coordinate it's installation.
- Commission Kaluza asked if the units will be rented at market rate, which the Developer confirmed.
- Vice Chair Zimmer asked the Developer for further information on vacancy rates. Mr. Griffith responded that in the South Metro area, the vacancy rate is 2% - 3%, which is very low.
- Vice Chair Zimmer inquired about the nearest playground to the development site. Ms. Jensen responded that the closest neighborhood park will be the one constructed as part of the Ritter Meadows development, north of 205th Street but that the proposed site will be connected to the trail along 210th Street, which provides pedestrian access to the commercial area along Keokuk Avenue.

- Commissioner Kaluza asked if Dakota County has indicated any plans to change the access at 210th Street (CSAH 70) and Keswick Loop, which is the access point for this project. Assistant City Engineer Jon Nelson confirmed that the access will remain open.

Motion was made by Kaluza, seconded by Zuzek to recommend to City Council approval of the preliminary plat and conditional use permit for Crown Lakeville Apartments, subject to the seven stipulations listed below and approval of the Findings of Fact dated October 3, 2024:

1. Implementation of the recommendations listed in the September 24, 2024 engineering report.
2. Park dedication must be paid at the time of final plat approval.
3. Outlot A shall be deeded to the City with the final plat.
4. All landscaped areas shall be irrigated, and the developer shall submit a financial security to guarantee installation of the approved landscaping at the time of final plat approval.
5. All signs shall comply with the Zoning Ordinance requirements. A sign permit shall be issued by the Planning Department prior to the installation of any signs.
6. Snow storage shall not take place in required parking spaces.
7. Details about the fence surrounding the amenity area must be submitted to the Zoning Administrator prior to installation, to confirm compliance with Section 11-21.5 of the Zoning Ordinance.

Ayes: Zuzek, Kaluza, Majorowicz, Zimmer, Einck, Swenson

Nays: 0

5b. Lakeville 35 Logistics Center North Addition

Chair Majorowicz opened the public hearing to consider the application of LPDC LLC to consider the following: 1. Preliminary plat of one industrial lot to be known as Lakeville 35 Logistics Center North Addition; and 2. Conditional use permit to allow a warehouse use in the OP, Office Park District.

Ed Farr, of Edward Farr Architects introduced the project on behalf of the applicant.

Associate Planner Dempsey presented the planning report. Mr. Dempsey stated that the applicant has applied for a preliminary plat and conditional use permit for an industrial warehouse building in the OP, Office Park district to be known as Lakeville 35 Logistics Center North Addition.

Mr. Dempsey reviewed the site layout including the access point from Juniper Way (CSAH 70), landscaping, and building materials. A photometric lighting plan is required prior to the issuance of a building permit.

Community Development Department staff recommends approval of the preliminary plat and conditional use permit subject to the 10 stipulations listed in the September 27, 2024 planning report as amended, and approval of the Findings of Fact dated October 3, 2024.

Chair Majorowicz opened the hearing to the public for comment.

There were no comments from the audience.

Motion was made by Zimmer, seconded by Swenson to close the public hearing at 6:42 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Majorowicz asked for comments from the Planning Commission. Discussion points included:

- Commissioner Kaluza asked if the doors and entrances on the building will be numbered. The applicant confirmed that the units in the building will be addressed with suite numbers and that the docks will be identified individually.

Motion was made by Zimmer, seconded by Einck to recommend to City Council approval of the Lakeville 35 Logistics Center North Addition preliminary plat and conditional use permit, subject the 10 stipulations listed below, and approval of the Findings of Fact dated October 3, 2024:

1. The recommendations listed in the Engineering Division memorandum dated September 25, 2024.
2. The preliminary plat plans shall be revised prior to City Council consideration of the preliminary plat removing the east driveway access to Juniper Way (CSAH 70) in accordance with Dakota County Plat Commission recommendations.
3. Any public drainage and utility easements identified in the to be submittal title commitment shall be vacated prior to final plat approval.
4. The site and building shall be developed and constructed consistent with the preliminary plat and site development plans approved by the City Council.
5. Prior to City Council consideration of the final plat, a stormwater maintenance agreement shall be signed by the property developer for the on-site private stormwater facilities.
6. The landscape plan shall be revised to include a row of deciduous overstory trees along the Juniper Way (CSAH 70) right-of-way, not less than 40 feet apart with a caliper size in compliance with Zoning Ordinance requirements.
7. A landscaping financial security shall be submitted with the final plat.
8. All signs shall comply with Zoning Ordinance requirements for the OP District. A sign permit shall be issued by the Community Development Department prior to the installation of any signs.
9. Site lighting shall not glare onto public streets and shall not exceed one-foot candle at the property line. A photometric lighting plan shall be submitted for review prior to issuance of a building permit.
10. Snow storage shall not take place in required parking spaces. If there is not adequate space to store snow on site, snow must be removed from the site.

Ayes: Zuzek, Kaluza, Majorowicz, Zimmer, Einck, Swenson

Nays: 0

There being no further business, the meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Kris Jenson, Planning Manager



Memorandum

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: October 10, 2024
Subject: Packet Material for the October 17, 2024 Planning Commission Meeting
Agenda Item: Nicholas Bormann Conditional Use Permit

INTRODUCTION

Nicholas Bormann of 7059 200th Street has applied for a conditional use permit to allow the construction of a second detached accessory structure and to exceed 1,100 square feet of accessory storage space in the RST-2, Single- and Two-Family Residential District. The conditional use permit is required since the proposed accessory structure exceeds the 1,100 square feet combined allowable floor area for accessory buildings in the RST-2 District and for more than one detached accessory building. The proposed accessory building would total 2,400 square feet in area. The existing attached garage is 1,018 square feet, and the existing detached accessory building is 308 square feet in area which would result in a total of 3,726 square feet.

The following exhibits are attached for your review:

- A. Location Map
- B. Zoning Map
- C. Site Plan
- D. Building Elevation Plans
- E. List of Accessory Building Conditional Use Permits Approved 1981-2024

PLANNING ANALYSIS

Existing Conditions. The subject property is a single-family lot that totals 130,686 square feet (3.2 acres) in area, not including 8,625 square feet of area used by 200th Street, which is more than

15 times the minimum lot size of 8,400 square feet for a single-family home in the RST-2 District. The existing house is 2,280 square feet in area and was constructed in 1997 by a previous owner. An accessory building was constructed on the northeast side of the property can be seen in aerial photos from 2000 and records show that a building permit was not issued for this building. However, the construction occurred prior to the Bormann's purchase of the property in 2001. The existing garage is 1,018 square feet, and the existing detached accessory building is 308 square feet.

The property was re-zoned to RST-2 as part of the 2040 Comprehensive Planning process. Prior to that the property was zoned RA, Rural/Agricultural District.

Adjacent Land Uses. The subject property is zoned RST-2, Single- and Two-Family Residential District. Adjacent land uses and zoning are as follows:

North – Agricultural Land (RST-2), proposed single family homes (Cedar Hills North)

East – Agricultural Land (RST-2), proposed single family homes (Cedar Hills North)

South – 200th Street (CR 64), Detached townhomes (RM-1)

West – Agricultural Land (RST-2), proposed single family homes (Cedar Hills North)

Setbacks. The minimum setbacks for the detached accessory building in the RST-2 District are 10 feet to the side and rear property lines and 30 feet to the front property line. The proposed detached accessory building complies with required setbacks. The proposed accessory structure setbacks are as follows:

Front (South): 400+ feet

Side (West): 70+ feet

Side (East): 100+ feet

Rear (North): 15 feet

Accessory Building Use. The applicant indicated that the purpose of the structure is to store personal items including a large icehouse/RV, skid steer and attachments used to maintain the property (primarily yard maintenance and snow removal), a four-wheeler plus trailer, four snowmobiles and two trailers, large mower, etc. These items have been stored outside given that there are no neighbors in the vicinity. With the residential development proposed around their home, the applicant indicated that the proposed structure is intended to house these and other similar items.

The proposed detached accessory building shall be used only as a garage for vehicle storage, and storage of personal recreation or yard maintenance equipment. No sewer service is proposed nor shall be extended to the accessory building. The structure shall not be used for commercial or home occupation purposes.

Driveway Surfacing. The driveway to the accessory building shall be surfaced with concrete, bituminous, or paver brick.

Screening. The property and proposed accessory building are extensively screened by existing trees along the west property line. The accessory building will be located on the north end of the property, which along with existing trees along 200th Street will minimize the views from 200th Street. The applicant is proposing to plant a row of evergreen trees along the north property line, to provide screening to the future development in that area. To the east, the development proposes an outlot along the Bormann's east property line, approximately 55 feet in width, which will provide additional setback from the planned public street along east of the Bormann's lot to the storage shed. In addition, the approximate grade elevation of where the structure would be constructed is 984 feet, while the proposed street to the east would have an elevation of 992 feet, approximately eight feet above the structure floor.

Appearance. The proposed accessory structure will utilize a metal siding with a four-foot-tall black wainscot and dark gray siding above to match the house color. The roof will be black metal. These materials comply with Section 11-17-9 of the Zoning Ordinance.

Building Height. A maximum building height of 15 feet is allowed for detached accessory buildings in the RST-2 District. The proposed structure has sidewalls of 12 feet and a peak height of 18 feet. When a structure has a peaked roof, the building height is determined by the midpoint of the peak to the eaves, which in this case is 15 feet, which complies the with Zoning Ordinance requirement.

CONDITIONAL USE PERMIT ANALYSIS

The Zoning Ordinance allows the accessory building area requirements to be exceeded by conditional use permit subject to the following criteria as listed in Section 11-18-5:

- A. There is a demonstrated need and potential for continued use of the structure for the purpose stated.**

Properties in the RST-2 District are allowed combined accessory buildings totaling 1,100 square feet unless a conditional use permit is approved to exceed that amount. The property owner has indicated a need for the proposed detached accessory building to store personal and recreational vehicles and equipment.

- B. No accessory building or private garage shall be utilized for all or a portion of a home occupation, for commercial activities or for commercial storage.**

The applicant has previously stored some commercial trailers and equipment at the rear of the property. With the application for the CUP, the applicant was made aware that the commercial equipment is not permitted to be stored on site, and he has since moved the commercial equipment off site. No home occupation or storage of commercial vehicles or equipment is allowed in any accessory building on the property.

- C. The accessory building has an evident reuse or function related to a single-family residential environment in urban service areas or hobby farm environment in nonurban service areas of the city.

The proposed accessory building space has the evident function of creating storage of personal and maintenance equipment for this property.

- D. Detached accessory buildings shall be maintained in a manner that is compatible with the adjacent residential uses and does not present a hazard to public health, safety, and general welfare.

The proposed accessory building will be constructed with similar colors as the existing single-family home on the property.

- E. The performance standards and criteria of section 11-4-7 of this title shall be considered and a determination made that the proposed activity is in compliance with such criteria.

The provisions of section 11-4-7 of the Zoning Ordinance (Conditional Use Permits) have been considered and satisfactorily met. Please refer to the attached findings of fact.

RECOMMENDATION

Community Development Department staff recommends approval of the Nicholas Bormann conditional use permit to allow the construction of a second detached accessory building greater than 1,100 square feet in the RST-2 District located at 7059 200th Street, subject to the following stipulations:

1. The total accessory building area (combined attached and detached) on the property shall not exceed 3,726 square feet.
2. Not more than two detached accessory buildings are permitted on the property.
3. The accessory building shall be constructed in the location identified on the site plan approved with the conditional use permit, with the accessory building being no closer than 15 feet to the north property line.
4. The driveway to the detached accessory building shall be paved with concrete, bituminous, or paver brick.
5. Exterior building materials shall be of similar color and materials as the principal building and shall conform with the standards and criteria in section 11-17-9 of the Zoning Ordinance.
6. Additional screening is not required along the west property line provided the existing trees in that area remain. If the existing trees are removed or die for any reason, the property owner shall replace the dead trees with conifer and overstory deciduous trees.

7. The detached accessory building shall be kept, used, and maintained in a manner that is compatible with the existing single-family home on the property and shall not present a hazard to the public health, safety and general welfare.
8. Sanitary sewer service shall not be provided to the detached accessory building and the detached accessory building shall not be used as a dwelling.
9. The detached accessory buildings shall not be used for any commercial use or home occupation. Commercial storage or storage for third parties is not permitted.
10. All vehicles and vehicle equipment shall be parked on an existing or approved paved surface on the property.
11. A building permit application shall be submitted to and approved by the Building Inspections Department prior to commencing construction.

Findings of Fact are attached for consideration.



**Bormann
property**

200TH ST

GABARDINE LN

205TH ST

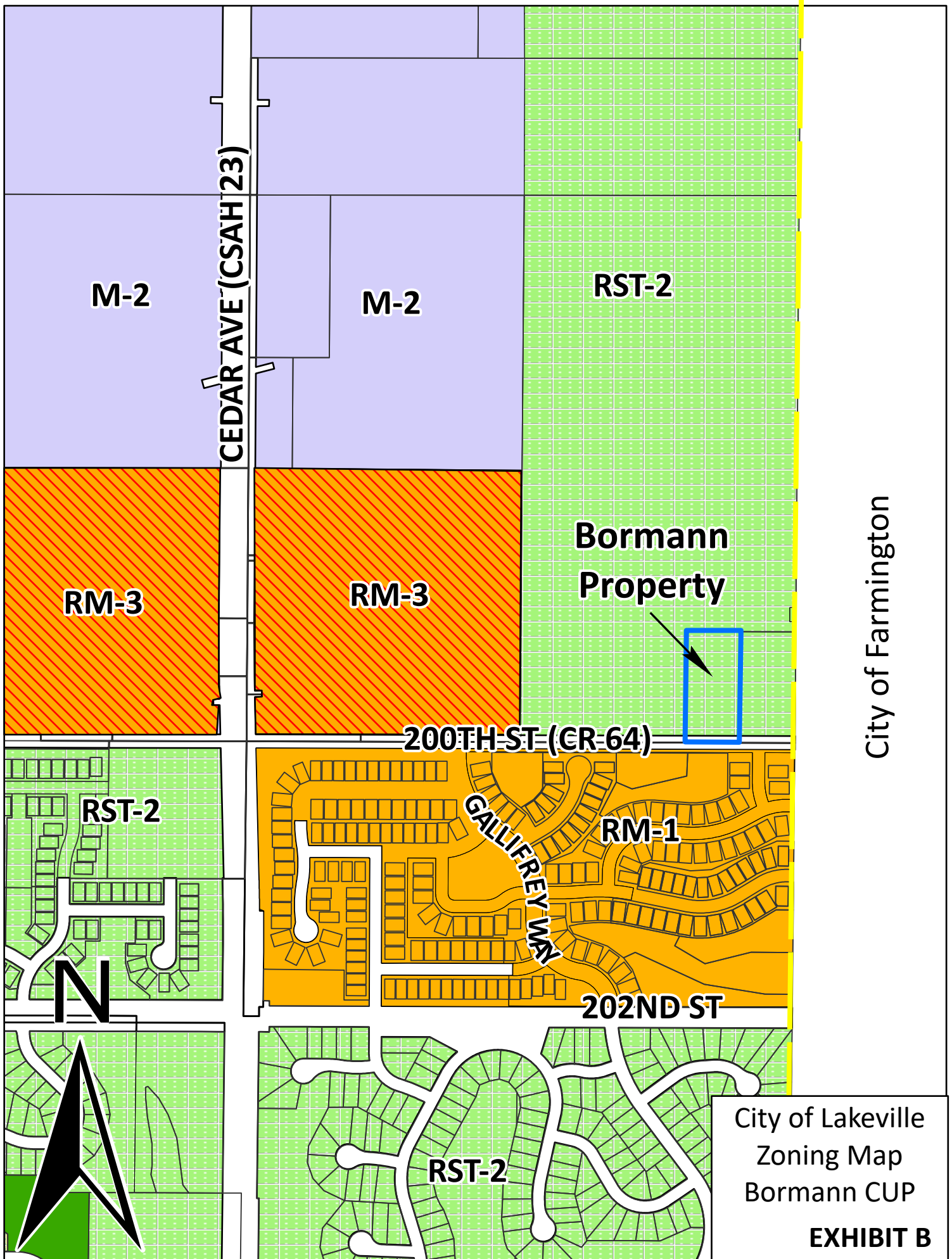
GALLIFREY WAY

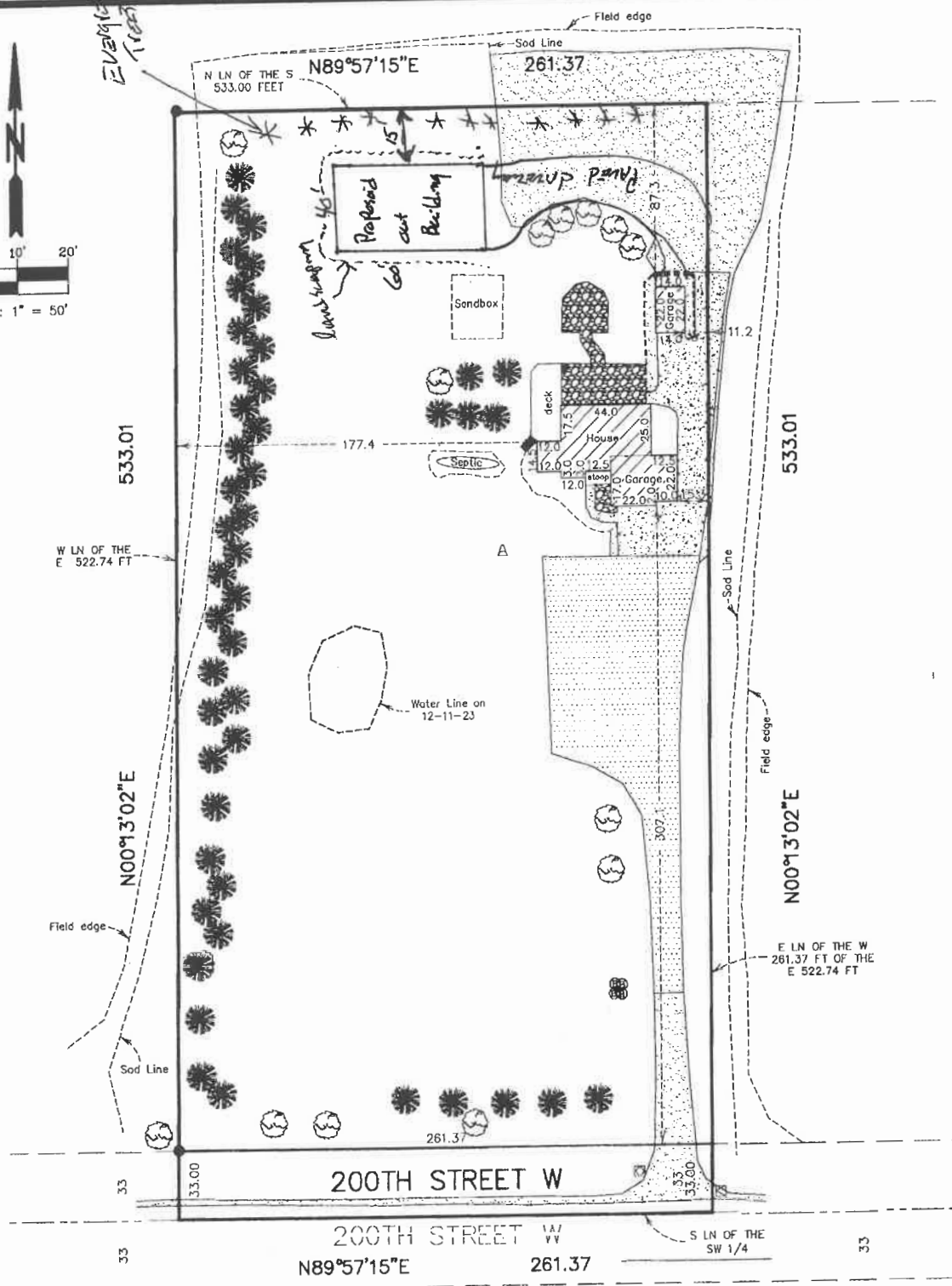
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**City of
Farmington**

**City of Lakeville
Site Location Map
N. Bormann
CUP
EXHIBIT A**

Source: Esri, Maxar, Earthstar G





Gross lot area = 3.20 AC (139312 SF)
Net Lot area = 3.00 AC (130687 SF)

LEGEND

- Denotes iron pipe
- ⊙ Denotes bollard
- △ Denotes forced end section
- ⊠ Denotes television box
- ⊞ Denotes mailbox
- ⊞ Denotes paver block
- ⊞ Denotes existing tree C
- ⊞ Denotes existing tree D
- ⊞ Denotes concrete
- ⊞ Denotes gravel
- ⊞ Denotes bituminous

Nick/Jen Borman
7059 200th St. W
Farmington, MN
55024

Parcel Description:
The West 261.37 feet of the East 522.74 feet of the South 533.00 feet of the SW 1/4 of Section 22, Township 114, Range 20, Dakota County, Minnesota

We hereby certify to Nick Borman that this survey, plan or report was prepared by me or under my direct supervision, and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota, dated 1/12/24.

Signed: Pioneer Engineering, P.A.

Peter J. Hawkison, Professional Land Surveyor
Minnesota License No. 42299 email-phawkison@pioneereng.com

EXHIBIT C

Sheet
1 of 1

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 651-9488
www.pioneereng.com

Cad File: EX-SURV-123199.dwg
Date: 1-12-2024
Folder #: 8912
Drawn by: MTW

**Boundary/Existing
Conditions Sketch for:**
Nick Borman

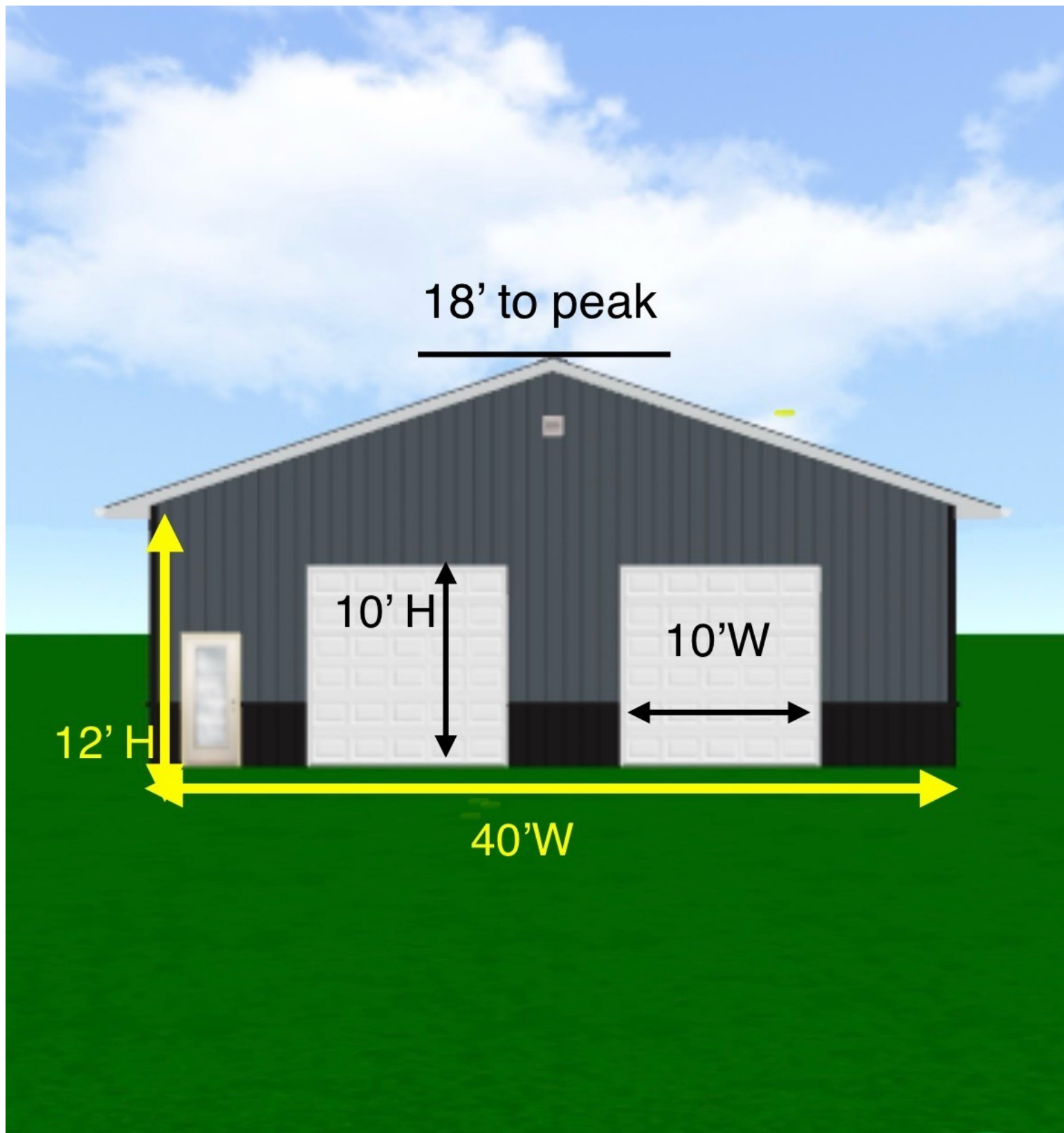
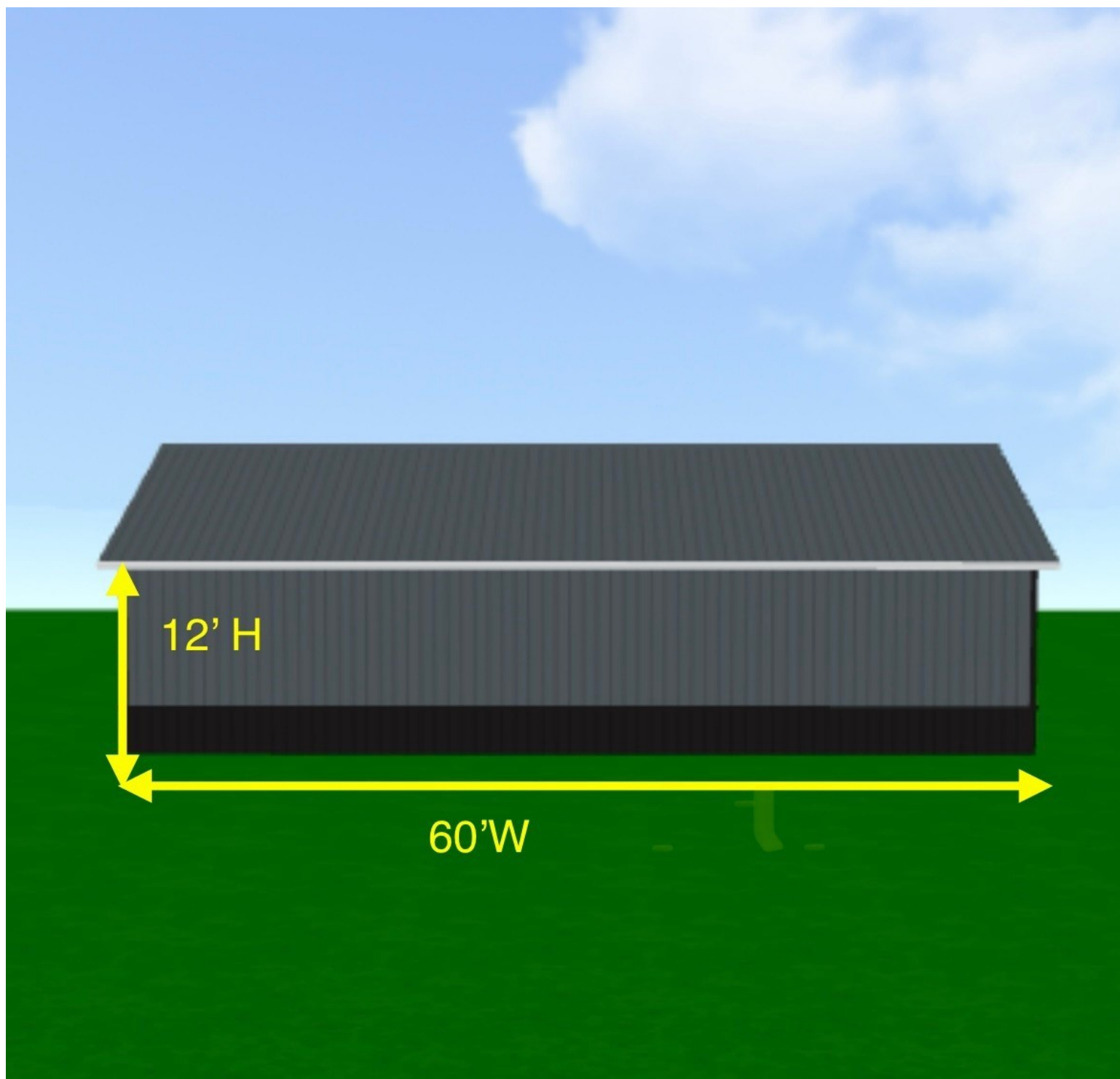
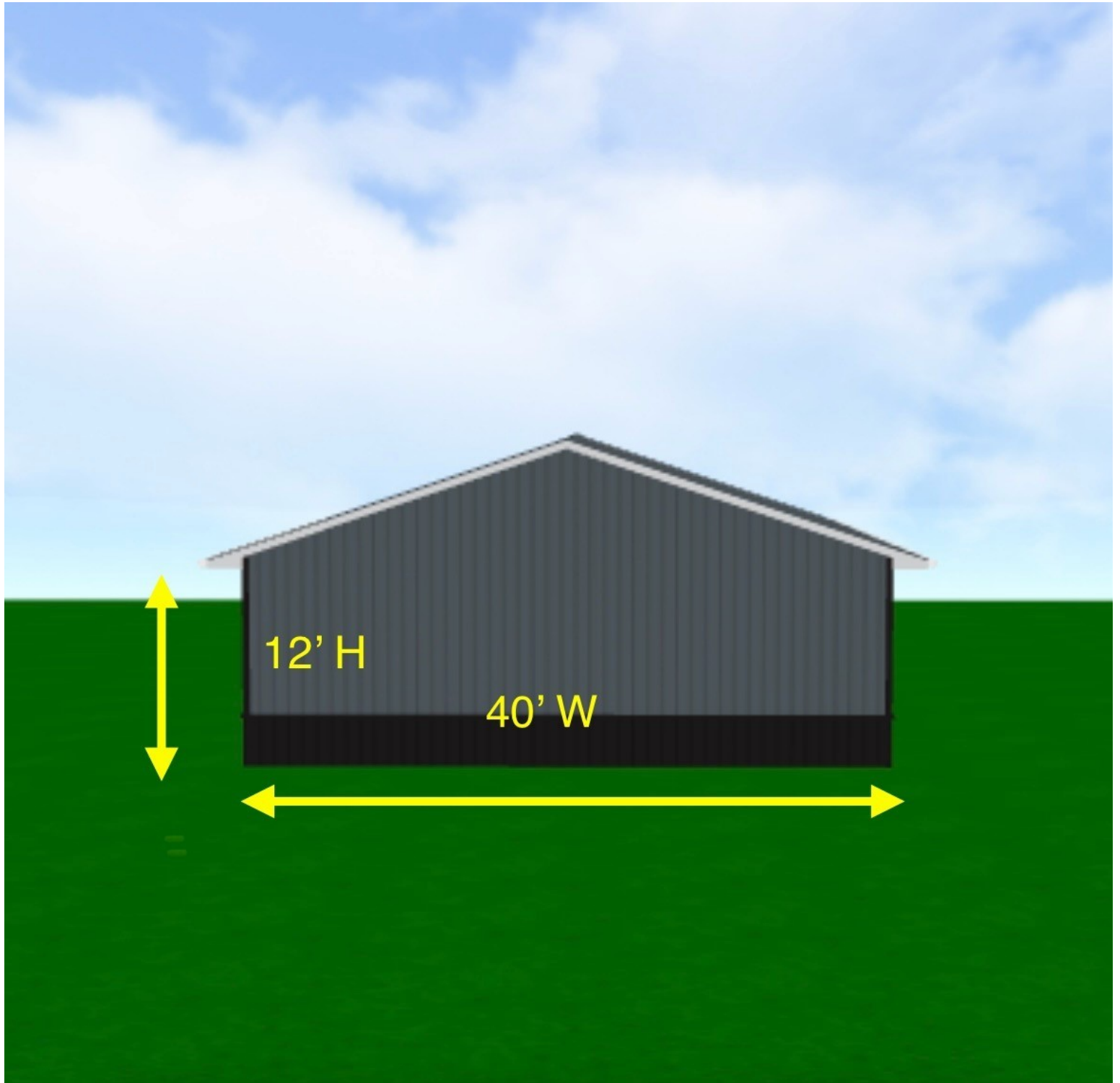


EXHIBIT D





ACCESSORY BUILDING CONDITIONAL USE PERMITS

<u>Applicant</u>	<u>Year</u>	<u>Size (sf)</u>	<u>Zoning</u>	<u>Inside MUSA</u>	<u>Parcel Size</u>
Zaytsev	2024	(>1,132 sf)	RS-1	Yes	2.3 acres
Kiewatt	2024	(>390 sf)	RS-1	No	5.5 acres
Schuster	2023	(>294 sf)	RS-2	Yes	2.88 acres
Walz	2022	(>794 sf)	RS-1	Yes	2.31 acres
Scholtz	2021	(>548 sf)	RS-1	Yes	1.17 acres
Ryan	2021	520	RA	No	18.0 acres
Prawdzik	2020	1,302	RS-CBD	Yes	0.40 acres
Cohoe	2020	3,608/21 ft	RS-1	Yes	1.42 acres
Herbert	2020	1,485 (attached)	RA	No	11.49 acres
Merril	2019	3,072	RS-2	Yes	5.12 acres
Newman	2018	1,422	RS-3	Yes	1.46 acres
Poehling	2018	2,904	RS-2	Yes	2.74 acres
Berres	2017	4,240	RS-3	Yes	10.00 acres
Lynch	2016	1,617	RS-2	Yes	1.04 acres
Durst	2016	1,656	RS-3	Yes	0.73 acres
Boecker	2014	+2% Lot Area	RA	No	1.41 acres
Radke	2013	22 feet tall	RS-3/Shoreland	Yes	0.38 acres
Helman	2013	1,614	RS-3	Yes	1.0 acre
Lau	2013	2,927	RA	No	2.0 acres
Sarff	2012	882	RST-2	Yes	0.38 acres
Johnson	2010	16,760	RA	No	9.6 acres
Hellevik	2010	5 Bldgs	RA	No	10 acres
Miler	2008	18 ft	RS-1	Yes	1.42 acres
Goss	2008	4,032	RA	No	30 acres
Piekauski	2006	1,344	RS-3	Yes	1.60 acres
Meyer	2006	1,572	RS-3	Yes	66 acres
Rimnac	2005	2,096	RS-2	Yes	7.3 acres
Spangler	2005	869	RS-2	Yes	2.3 acres
Weinel	2004	1,480	RS-3	Yes	0.69 acres
Hanson	2002	576	RS-3	Yes	1.5 acres
Drogmuller	2002	2,184	RM-1	No	10 acres
Steinman	2002	624	RM-1	Yes	1.4 acres
Zeien	2001	1,102	RS-3	Yes	1.5 acres
Emond	2001	864	RS-CBD	Yes	0.25 acres
Riehm	2000	1,310	RM-1	Yes	1.96 acres
Graham	2000	1,078	RS-CBD	Yes	0.57 acres
Jensen	2000	1,470	RS-3	Yes	0.52 acres
Laun	2000	952	RS-CBD	Yes	0.50 acres
Hendrickson	2000	4,452	R-2	Yes	15 acres
Pietsch	1999	2,400	R-1	No	22 acres
Smith	1999	896	R-3	Yes	0.35 acres
Edmonson	1998	864	R-2	Yes	3.0 acres
Krebs	1998	2,400	R-1	No	9.1 acres
Forland	1998	1,462	R-1	No	5.0 acres
Stuke	1998	2,520	R-1	No	20 acres
Miller	1996	2,240	R-2	Yes	3.7 acres
Menke	1996	1,620	R-2	Yes	15 acres
Teal	1996	2,160	R-2	Yes	10 acres
Curren	1995	960	R-2	Yes	3.0 acres
Cronen	1995	2,396	R-1	No	10 acres
Koble	1994	2,400	R-2	Yes	10 acres

EXHIBIT E

Goetze	1993	1,232	R-2	Yes	4.3 acres
Fenner	1993	936	R-2	Yes	9.5 acres
Oster	1992	2,400	R-2	Yes	10 acres
Clifford	1990	288	R-1	No	20 acres
Moe	1990	1,600	R-2	Yes	2.0 acres
Olson	1989	1,728	R-2	Yes	9.4 acres
Storlie	1989	1,196	R-1	Yes	3.0 acres
Moss	1985	2,000	R-1	Yes	-
Tangen	1984	1,800	R-2	Yes	-
Roheder/Johns.	1983-85	36,000	RA	No	
Grossman	1983	672	RA	Yes	-
Johnson	1983	3,402	R-1	Yes	-
Radunz	1983	5,000	R-2	Yes	-
LaFavor	1983	1,600	R-2	Yes	-
Harris	1982	900	R-2	Yes	-
Campbell	1982	400	R-2	Yes	-
Kalmes	1982	720	R-2	No	-
Zak	1981	1,632	I-1	No	

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

NICHOLAS BORMANN CONDITIONAL USE PERMIT

FINDINGS OF FACT AND RECOMMENDATION

On October 17, 2024, the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of Nicholas Bormann for a conditional use permit to allow accessory building area greater than 1,100 square feet in the RST-2, Single and Two-Family Residential District on property located at 5079 200th Street West. The Planning Commission conducted a public hearing on the proposed conditional use permit preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The property is located in Planning District No. 5 of the 2040 Comprehensive Land Use Plan, which guides the property for low/medium density residential use.
2. The property is zoned RST-2, Single and Two-Family Family Residential District
3. The legal description of the property is:

The West 261.37 feet of the East 522.74 feet of the South 533.00 feet of the SW ¼ of Section 22, Township, 114, Range 20, Dakota County, Minnesota.

4. Section 11-4-3E of the City of Lakeville Zoning Ordinance provides that a conditional use permit may not be issued unless certain criteria are satisfied. The criteria and our findings regarding them are:

- a. **The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.**

Finding: The single-family home and existing and proposed detached accessory buildings are consistent with the 2040 Comprehensive Land Use Plan and District 5 recommendations of the Comprehensive Plan.

- b. **The proposed use is or will be compatible with present and future land uses of the area.**

Finding: Provided compliance with the conditional use permit, the proposed second detached accessory building will be compatible with existing and future land uses in the area.

- c. **The proposed use conforms with all performance standards contained in the Zoning Ordinance.**

Finding: The proposed second detached accessory building will conform with all performance standards contained in the Zoning Ordinance and the City Code as allowed by this conditional use permit.

- d. **The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.**

Finding: The subject property lies within in the current MUSA but is not served with city sanitary sewer and water systems. The proposed second detached accessory building will have no impact on the City's service capacity.

- e. **Traffic generation by the proposed use is within capabilities of streets serving the property.**

Finding: The proposed second detached accessory building will not overburden or add traffic to the streets serving the property.

5. **The planning report dated October 10, 2024 prepared by Kris Jenson, Planning Manager, is incorporated herein.**

RECOMMENDATION

The Planning Commission recommends that the City Council approve the conditional use permit conditioned upon compliance with the planning report prepared by Kris Jenson, Planning Manager, dated October 10, 2024.

DATED: October 17, 2024

LAKEVILLE PLANNING COMMISSION

BY: _____
Jenna Majorowicz, Chair



Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: October 10, 2024
Subject: Future and Continued Planning Commission Agenda Items
Summary of City Council Actions on Planning Commission Items

The following is a list of possible agenda items to be considered at upcoming Planning Commission meetings:

- Preliminary plat of Cedar Hills North, which includes single family and attached townhome units.

At their October 7, 2024 meeting, the City Council approved the following:

- Ritter Meadows Second Addition final plat
- Cedar Hills North comprehensive plan amendment and rezoning.