

**MINUTES OF THE REGULAR MEETING  
CITY COUNCIL  
LITTLE CANADA, MINNESOTA**

**FEBRUARY 8, 2023**

Pursuant to due call and notice thereof a regular meeting of the City Council of Little Canada, Minnesota was convened on the 8<sup>th</sup> day of February, 2023 in the Council Chambers of the City Center located at 515 Little Canada Road in said City.

Mayor Tom Fischer called the meeting to order at 7:30 p.m. and the following members of the City Council were present at roll call:

**CITY COUNCIL:** Mayor Fischer, Council Members T.Miller, McGraw, Gutierrez and D.Miller.  
Absent: None.

**ALSO PRESENT:** City Administrator Chris Heineman (via Zoom), Parks & Rec/Community Services Director Bryce Shearen, Community Development Director Corrin Wendell and City Engineer Eric Seaburg.

**APPROVAL OF MINUTES**

McGraw introduced the following resolution and moved its adoption:

***RESOLUTION NO. 2023-2-16 – APPROVING THE MINUTES OF THE JANUARY 25,  
REGULAR MEETING AS SUBMITTED***

The foregoing resolution was duly seconded by T. Miller.  
Ayes (5). Nays (0). Resolution declared adopted.

**ANNOUNCEMENTS**

Parks & Rec/Community Services Director reported that the Fire Department will be selling Booya this Saturday at the station beginning at 8:00 a.m.

Mayor Fischer noted that the LCRA's ice fishing tournament was also supposed to be held Saturday, but has been canceled due to the poor ice conditions.

**PUBLIC COMMENT**

SchaOn Blodgett, small business owner who leases space in the 93 West building, stated that his business is of holistic health and also does computer repair. He commented that many of his clients are physically disabled and/or elderly. He commented that the previous building owner was great with snow removal and keeping walkways clear of ice. He stated that the property has since been sold and the snow and ice removal has become a problem, impacting the ability of his clients to reach his business. He noted that there is a requirement in State law related to snow and ice removal and therefore they have reached out to the Ramsey County Sheriff's Department multiple times. He stated that Ramsey County refuses to visit the site or issue a citation to the property owner, but did finally contact the property owner to notify them of the violation. He stated that this issue has impacted his business as his clients cannot reach his business. He asked for assistance from the City.

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**PUBLIC HEARING -CONSIDER A MINOR SUBDIVISION/LOT LINE ADJUSTMENT  
BETWEEN 2780 & 0 NOEL DRIVE**

The Community Development Director explained tonight the Council is asked to consider approval of a Minor Subdivision, Lot Line Adjustment located at 2780 and 2750 Noel Drive to modify the side lot line 10 feet to the south for PIDs: 05-29-22-31-0077 and 05-29-22-31-0078. This Minor Subdivision application was received from Jim Novak. She stated that this would be a simple lot line adjustment which would provide more space around the Novak garage. She stated that both lots would remain over all minimum lot requirements and all other elements of the zoning code would be met. She stated that the Planning Commission reviewed this request at its January 26<sup>th</sup> meeting and unanimously recommended approval.

Mayor Fischer opened the public hearing for comments from the general public.

No comments.

There were no further comments from the public. Upon motion by McGraw, seconded by T. Miller, the public hearing was closed. Ayes (5). Nays (0). Motion adopted.

McGraw noted that this is a straightforward request and both parties are in agreement.

McGraw introduced the following resolution and moved its adoption:

***RESOLUTION NO. 2023-2-17 – APPROVING A MINOR SUBDIVISION, LOT LINE ADJUSTMENT LOCATED AT 2780 AND 2750 NOEL DRIVE TO MODIFY THE SIDE LOT LINE 10 FEET TO THE SOUTH FOR PID: 05-29-22-31-0077 AND PID: 05-29- 22-31-0078.***

The foregoing resolution was duly seconded by T. Miller.  
Ayes (5). Nays (0). Resolution declared adopted.

**PUBLIC HEARING - CONSIDER APPROVAL OF VILLAS OF GERVAIS LAKE  
PRELIMINARY PLAT**

The Community Development Director explained tonight the Council is asked to consider approval of a Preliminary Plat and Variance application for the property located at 0 Edgerton Street, PID 05-29-22-34-0061, to subdivide the parcel into 7 parcels with an 8-foot reduction of Lot Dept from 130 feet to 122 feet for 4 of the 7 parcels located on the west side of the subdivision. She reviewed background on the case, noting the changes that have been made since the original proposal to reduce variance requests. She reviewed different examples in the community that also have reverse frontage lots. She reviewed the major subdivision process.

The Community Development Director provided information on the subject property, zoning and unique circumstance of the property. She reviewed details of the proposed site plan including the floodplain and trails. She provided information on the buildable area, landscaping, and tree preservation. She noted that more trees have been added to the perimeter of the property in order to address comments received at the Planning Commission meeting. She provided details on the

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requested variance and related variance findings. She noted the development review process that is followed involving City staff as well as other agencies. She noted that the Ramsey Washington Metro Watershed District has conditionally approved the project and advised that Ramsey County has also been involved in the process and provided input. She reviewed the next steps noting that if the Council approves the preliminary plat and variance request tonight, the applicant would anticipate coming back to the Planning Commission and City Council in March with the final plat.

Mayor Fischer noted that while this is a new application, the project is not new as the developer has been working with the City for the past year. He recognized the improvements that have been made to the plan since the original proposal.

Mayor Fischer opened the public hearing for comments from the general public.

Dennis Hanson, 585 Keller Parkway, expressed concern with the stormwater runoff. He commented that any water that escapes onto Edgerton or Little Canada Road will flow downhill, around the corner, and into a raingarden that is already at capacity for drainage. He recognized that only 14 percent of the available 30 percent of impervious is being used. He asked if modeling has been done to incorporate additional impervious as people will add decks and patios. He commented that as he understands this, at some time the City would become responsible for the retention pond and asked if the City would also become responsible for the drainage of the site.

Mike Ryan, 2708 Edgerton, asked how the entrance to the property would align with his property. He asked if there would be sidewalks, construction, or traffic control on Edgerton in response to the entrance to this property. He asked if the homes on the eastern portion of the property, which would border Edgerton, would be visible from his property or whether the backyards would face his property. He asked if runoff would come across the roadway.

Jessica Turcotte, 2674 Schletty Drive, stated that she also has a question related to the liability of drainage from this site. She asked for details on the plan for snow removal to ensure that does not impact the adjacent group home. She stated that this agenda item changed online after 5:40 tonight and therefore asked if this item was going to come back again.

The Community Development Director commented that the only change was a correction to the name of the project. Ms. Turcotte stated that she would prefer that information not be changed within 24 hours of a meeting.

Justin Parda, 2655 Edgerton, commented that water runoff is the largest concern for the residents. He also echoed concerns with snow removal and snow storage. He stated that he would like to see something in writing related to snow removal and snow storage, as eventual melt and runoff would cause concern for neighbors. He noted a large tree in his yard and was concerned that the critical root system could be damaged during construction. He hoped that the revisions to the plan would ease that concern. He asked if there has been a proposal for street lighting and how that could impact the existing neighbors.

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Chris Cardinal, 2755 Lakeside Court, asked if this is planned to be a private street. The Community Development Director replied that this would be a public street.

There were no further comments from the public. Upon motion by Gutierrez, seconded by T. Miller, the public hearing was closed. Ayes (5). Nays (0). Motion adopted.

The City Engineer provided details on the drainage plan proposed for the site, noting that with the exception of the southeasterly corner would drain to the “bathtub”. He stated that the site cannot discharge water faster than it currently does, therefore the stormwater basin would handle the drainage and release water at a slower rate than it currently does. He stated that the model does include impervious surface for the entire site and generally speaking would include potential future impervious uses. He stated that consistent with how other developments are managed, the stormwater basin would be transferred to the City for ownership and maintenance.

Mayor Fischer asked and received confirmation that stormwater facilities downstream would not be impacted by this addition.

The City Engineer stated that this site would be managed the same as other sites within the city for plowing. He noted that the expectation would be that snow would be handled onsite and not be pushed onto private property. The Parks & Rec/Community Services Director provided information on city snow plowing and noted that when necessary, they do remove snow from areas and haul that offsite.

The City Engineer stated that he would not expect new traffic control on Edgerton Street, but the new street would have a stop sign leaving the development. He did not anticipate traffic impacts on Edgerton from construction. He stated that generally speaking the new development will sit uphill, higher than Edgerton Street. He suspected that some aspect of the homes would be visible from Edgerton. He also identified where the access to the development would be compared to the resident’s home across the street.

McGraw asked if the developer would be tasked with removal of ash trees and whether that would be a part of calculation of replacement trees. The Community Development Director replied that ash trees would fall into the category of trees that should be removed and would not have to be replaced.

The City Engineer commented that the street lighting would be reviewed during the final design process, noting that perhaps two street lights would be added. He stated that the current grading plan would create a swale/depression that would run to Outlot A, which would prevent water from going onto the properties of the residents that spoke. He noted that the southeast quadrant would remain untouched and drain as it does today.

Mayor Fischer commented that the developer will have to follow best engineering processes to ensure the neighboring tree is not damaged. He referenced the comment that the agenda had changed prior to the meeting, noting that is not unusual. He stated that the agenda and packet tend to be updated, but nothing materially changes. The City Administrator stated that on occasion, minor updates and additions are made to the packet. He stated that typically that is done two to three days before the meeting, but noted that a grammatical change could be made up to the time of the meeting.

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Mayor Fischer commented that the Council has reviewed this on a number of occasions and the changes that have been made put this into a better place.

T. Miller introduced the following resolution and moved its adoption:

***RESOLUTION NO. 2023-2-18 – APPROVING A PRELIMINARY PLAT AND VARIANCE APPLICATION FOR THE PROPERTY LOCATED AT 0 EDGERTON STREET (PID 052922340061) TO SUBDIVIDE THE PARCEL INTO 7 PARCELS WITH AN 8- FOOT REDUCTION OF LOT DEPTH FROM 130 FEET TO 122 FEET FOR 4 OF THE 7 PARCELS LOCATED ON THE WEST SIDE OF THE SUBDIVISION.***

The foregoing resolution was duly seconded by McGraw.  
Ayes (5). Nays (0). Resolution declared adopted.

**CONSENT AGENDA**

McGraw introduced the following resolution and moved its adoption:

***RESOLUTION NO. 2023-2-19 – APPROVING THE CONSENT AGENDA WHICH CONTAINS THE FOLLOWING:***

- Approval of the Vouchers
- Accept Final 2022 Donations & 10% Charitable Gambling Funds Received
- Adopt Ordinance 872, Amending the Fee Schedule for Electrical & Mechanical Permit Fees
- Approve 2023 Service Agreement with SafeAssure Consultants, Inc.
- Approve the Delegated Contract Process Agreement with Minnesota Department of Transportation

The foregoing resolution was duly seconded by T. Miller.  
Ayes (5). Nays (0). Resolution declared adopted.

**STAFF REPORTS**

None.

**APPRECIATION TO RESIGNING COUNCIL MEMBER MIKE MCGRAW**

The City Administrator stated that the Council accepted the resignation of McGraw effective February 10<sup>th</sup>, so this will be his last meeting. He stated that McGraw was originally appointed to the Council in 2007 and reelected beginning in 2008. He recognized the long-time resident for his service to the community as well as his professional career with the NHL. He stated that he has enjoyed working with McGraw and wished him the best.

Mayor Fischer commented that McGraw has been an outstanding representative of the City, noting his responsiveness and the amount of research that he completes on matters under consideration.

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McGraw commented that he lost his wife and the memories are too much, which is why is moving from Little Canada. He stated that he has held through with his intention for service on the Council and was most proud of the way the Council and staff work together.

Mayor Fischer presented McGraw with a plaque recognizing his service.

**ADJOURN**

**There being no further business, upon motion by T. Miller, seconded by D. Miller the meeting was adjourned at 8:38 p.m.**

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Thomas Fischer, Mayor

Attest:

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Christopher Heineman, City Administrator