Planning Commission Meeting

Thursday, October 16, 2025 6:00 PM

Agenda

Pledge of Allegiance

1 **Approve or Amend Agenda**

2 **Consent Agenda**

- **2.1** Minutes of the September 18, 2025, Planning Commission meeting

3 **Public Hearing(s)**

- **3.1** Conditional Use Permit Application for Accessory Structure at 8555 175th St E (PID: 049090085)

4 **General Business**

5 **Adjourn**

AGENDA ITEM NO. 2.1

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	October 16, 2025
SUBMITTED BY:	City Admin,Administrator
ITEM TYPE:	Agenda Report
AGENDA SECTION:	Consent Agenda
SUBJECT:	Minutes of the September 18, 2025, Planning Commission meeting
SUGGESTED ACTION:	Approve Minutes of the September 18, 2025, Planning Commission meeting

ATTACHMENTS:

Planning Commission MINUTES 9.18.25.docx

City of Credit River
Planning Commission Meeting
Thursday, September 18, 2025, 6:00 PM
Minutes

Planning Commission members in attendance: Chair Olson, Casey, Tande, Martell, and Theberath
Others in attendance: Planner Herald, City Administrator Jelinski.

Chair Olson opened the September 18th Planning Commission meeting with the Pledge of Allegiance.

1.0 Approve or Amend Agenda

Motion to approve the agenda: Tande
Second: Theberath
Motion passed: 5-0

2.0 Consent Agenda

2.1 Meeting minutes from the August 21st, 2025, Planning Commission meeting.

Motion to approve Consent Agenda: Theberath
Second: Martell
Motion passed: 5-0

3.0 Public Hearing(s)

3.1 Interim Use Permit Application for Accessory Dwelling Unit at 8056 165th St. E. (PID# 049040053)

-City Staff summarized the application materials, gave background of uses and property. Staff gave general findings.
-Applicant presented information about themselves and their property and use of their property.

Chair Olson opened the Public Hearing.

Motion to close the Public Hearing on Variance Application: Theberath
Second: Tande
Motion passed: 5-0

-Planning Commission held discussion regarding the Interim use Permit application.

Motion to approve the Interim Use Permit for Accessory Dwelling Unit at 8056 165th St. E.: Tande
Second: Theberath
Motion passed: 5-0

4.0 General Business

None

5.0 Adjourn

Motion to adjourn: Tande
Second: Casey
Motion passed: 5-0

Recorded by:

_____

Steve Jelinski – City Administrator

Approved by:

_____

Amy Olson – Chair, Planning Commission

AGENDA ITEM NO. 3.1

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: October 16, 2025

SUBMITTED BY: Claire Stickler,Planning

ITEM TYPE: Agenda Report

AGENDA SECTION: Public Hearing(s)

SUBJECT: Conditional Use Permit Application for Accessory Structure at 8555 175th St E (PID: 049090085)

BACKGROUND: The applicant/property owner is requesting a Conditional Use Permit to add a 3,500 ft2 accessory structure to the property that exceeds the height of the primary dwelling. The subject property is located within the UER (Urban Expansion Reserve) District at 8555 175th Street East (PID: 049090085), and measures approximately 10.6 acres. According to the submitted narrative, the property varies in elevation so that, while the total height of the pole barn exceeds that of the home, it would sit lower in elevation than the home and therefore mitigate the height difference.

Section 4-3-9 of Credit River's zoning ordinance indicates that "No accessory building shall exceed the height of the principal building except by conditional use permit." Since the proposed pole barn complies with all accessory structure requirements for this zoning district, planning staff recommends approval of the Conditional Use Permit request with conditions.
CUP Request Compliance with Credit River City Code

30-1 UER (Urban Expansion Reserve) Purpose
This district is to preserve land in those areas of Credit River identified in its Comprehensive Plan for logical future extension of urban land uses served by public utilities. This zoning district is intended to preserve these areas in very low rural development densities or clustered residential developments that may be compatibly integrated with future urban development. This district is also meant to perform the following functions:
1. To conserve land in a viable economic status until such time as public utilities may be extended and urban development densities may be supported.
2. To reduce the possibility of urban/rural land use conflicts in both the use of the land and future extension of public utilities and other

infrastructure items.

SUGGESTED ACTION:

Staff recommends that the City of Credit River Planning Commission:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record; and
- Recommend approval of the request for a Conditional Use Permit to build an accessory structure that exceeds the height of the primary dwelling at 8555 175th Street East with the following conditions:
  1. The project shall be completed and maintained according to submitted plans, specifications and narrative unless modified by a condition or amendment of this Conditional Use Permit.
  2. The applicant shall acquire a building permit prior to project commencement, in accordance with Section 2-9 of the City's zoning ordinance.

ALTERNATIVES:

• The Planning Commission could recommend denial of the Conditional Use Permit request and provide relevant findings of fact; or
• The Planning Commission could table the application and request additional information.

ATTACHMENTS:

PC PACKET_8555 175th St CUP Report.pdf

MEMO

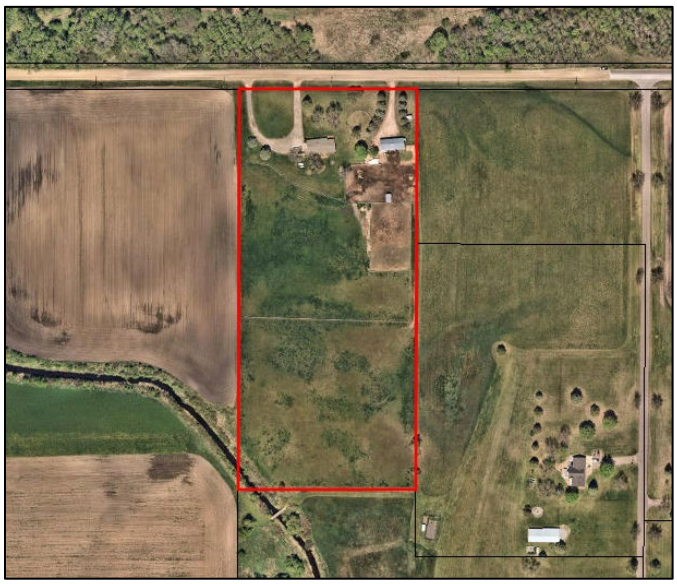
To: City of Credit River Planning Commission

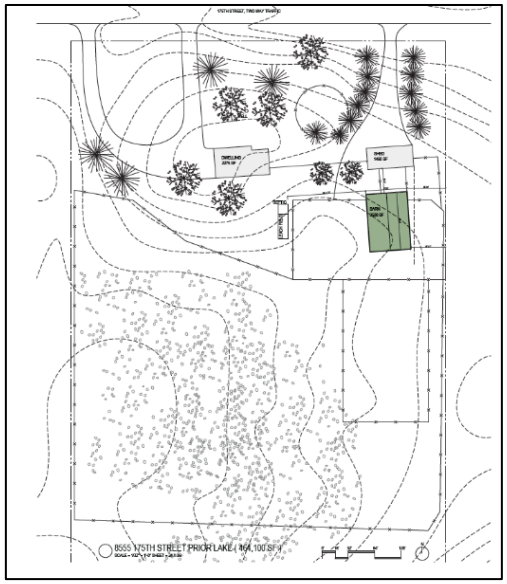
CC: Steve Jelinski, City Administrator

From: Emily Herold, Planner

Date: October 8, 2025

Re: Conditional Use Permit Application for Accessory Structure at 8555 175th St E (PID: 049090085)





Background and Summary of Request

The applicant/property owner is requesting a Conditional Use Permit to add a 3,500 ft^2 accessory structure to the property that exceeds the height of the primary dwelling. The subject property is located within the UER (Urban Expansion Reserve) District at 8555 175th Street East (PID: 049090085), and measures approximately 10.6 acres. According to the submitted narrative, the property varies in elevation so that, while the total height of the pole barn exceeds that of the home, it would sit lower in elevation than the home and therefore mitigate the height difference.

Section 4-3-9 of Credit River's zoning ordinance indicates that *"No accessory building shall exceed the height of the principal building except by conditional use permit."* Since the proposed pole barn complies with all accessory structure requirements for this zoning district, planning staff recommends approval of the Conditional Use Permit request with conditions.

CUP Request Compliance with Credit River City Code

30-1 UER (Urban Expansion Reserve) Purpose

This district is to preserve land in those areas of Credit River identified in its Comprehensive Plan for logical future extension of urban land uses served by public utilities. This zoning district is intended to preserve these areas in very low rural development densities or clustered residential developments that may be compatibly integrated with future urban development. This district is also meant to perform the following functions:

1. *To conserve land in a viable economic status until such time as public utilities may be extended and urban development densities may be supported.*
2. *To reduce the possibility of urban/rural land use conflicts in both the use of the land and future extension of public utilities and other infrastructure items.*

2-6-1 Criteria for Granting Conditional Use Permits

Conditional uses may be approved, by the City Council, upon a showing by the applicant that standards and criteria stated in the Ordinance will be satisfied. Such standards and criteria shall include both general requirements for all conditional uses and, insofar as practicable, requirements specific to each designated conditional use. In granting a conditional use permit, the City Council shall consider the effect of the proposed use upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Planning Commission and City Council shall make the following findings where applicable:

1. *The use will not create a burden on public facilities and utilities which serve or are proposed to serve the area.*
   The property is served by private well and septic; no impact to public utilities is anticipated as a result of this accessory structure.

2. *The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.*
   The proposed pole barn, which will be used for storage, appears to be compatible with surrounding agricultural and residential uses. No deterrence to the use, development, or enjoyment of surrounding priorities is anticipated as a result of this accessory structure.

3. *Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.*
   As indicated by the submitted building plans, the proposed pole barn will uphold a high standard of architectural and aesthetic compatibility with surrounding properties.

4. *The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.*
   The proposed use is consistent with the zoning ordinance and UER zoning district, as it complies with all relevant dimensional requirements for accessory structures and structures within the UER district – see following section for additional information.

5. *The use is not in conflict with the Comprehensive Plan.*
   Credit River's Comprehensive Plan does not address this specific situation but the proposed pole barn will allow this residentially-zoned property to be better utilized as a residence, which is supported by the Comprehensive Plan.

6. *Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide sufficient on-site parking. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.*

No additional traffic will be generated by the proposed accessory structure, as it will be used for personal storage. No additional demand for water or septic will be generated for this use. Erosion control and stormwater management adequacy will be verified during the building permit approval process.

7. *All buildings/structures must meet the intent of the State Building Code and/or fire codes.* Building and fire code compliance with be verified during the building permit approval process.

Applicable Criteria for Accessory Structures

Code Section	Requirement	Proposed	Comments
4-3-9 (2)(a)	*Maximum Building Area:* 5,000 ft^2 for lots 10–19.99 acres in size	3,500 ft^2 (proposed pole barn) + 1,450 ft^2 (existing accessory structure)	Compliant. Total accessory structure square footage would not exceed 5,000 ft^2.
	Maximum Building Height: 24 feet for lots 10–19.99 acres in size	24 feet	The applicant is proposing a total building height of 28 feet. However, based on the code's definition of building height (*"the vertical distance between the highest adjoining ground level at the building or ten feet above the lowest ground level, whichever is lower, and the highest point of a flat roof or average height of the highest gable of a pitched or hipped roof"*), the average height of this roof is 24 feet and therefore compliant with this requirement.
4-3-9 (2)(b)	No accessory building shall exceed the height of the principal building except by conditional use permit.	24 feet (see above row), taller than existing one-story home	A Conditional Use Permit is currently being sought for this requirement.
Sec 30 (UER District)	*Front yard setback (same as principal structure):* 100 feet from centerline of public road or 67 feet from local street right-of-way, whichever is greater	>125 feet	N/A. Proposed pole barn would be set *behind* an existing accessory structure that is already set back at least 125 feet from a public road (175th St E).
	Side yard setback (same as principal structure): 30 feet	~42 feet	Compliant.
	Rear yard setback (same as principal structure): 60 feet	>60 feet	Compliant.
	Maximum building height (same as principal structure): 35 feet	24 feet	Compliant.

Findings of Fact

1. The property is in the UER (Urban Expansion Reserve) zoning district and contains a single-family home and accessory buildings.
2. The surrounding area consists of single-family homes or undeveloped/agricultural property, all zoned UER.
3. The applicant is proposing to build an accessory structure that exceeds the height of the primary structure. This is permitted for accessory structures in any district with a Conditional Use Permit, as outlined in Section 4-3-9 of Credit River's zoning ordinance.
4. The proposed use appears to comply with all dimensional requirements for accessory structures and structures in the UER district, as required in Section 4-3-9 and Section 30 of the City's zoning ordinance respectively.
5. The use will not create an excessive burden on public facilities and utilities which serve or are proposed to serve the area.
6. The use will be sufficiently compatible with adjacent residential land uses. There is not anticipated to be any deterrence to the enjoyment or development of adjacent properties as a result of this Conditional Use Permit.
7. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.
8. The use is not in conflict with the Comprehensive Plan.

Staff Recommendation

Staff recommends that the City of Credit River Planning Commission:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record; and
- **Recommend approval** of the request for a Conditional Use Permit to build an accessory structure that exceeds the height of the primary dwelling at 8555 175th Street East with the following conditions:
    1. The project shall be completed and maintained according to submitted plans, specifications and narrative unless modified by a condition or amendment of this Conditional Use Permit.
    2. The applicant shall acquire a building permit prior to project commencement, in accordance with Section 2-9 of the City's zoning ordinance.

<u>Alternative Actions:</u>

- The Planning Commission could recommend denial of the Conditional Use Permit request and provide relevant findings of fact; or
- The Planning Commission could table the application and request additional information.

Attachments

1. Site Plan
2. Building Plans (Floor Plan & Elevations)
3. Annotated Application Checklist



8555 175TH STREET PRIOR LAKE (464,100 SF)

SCALE = 1/32" = 1'-0" SHEET = 24 X 36

erasing architecture

OWNER

FERNANDO GONZALEZ
612-222-2455

DESIGN

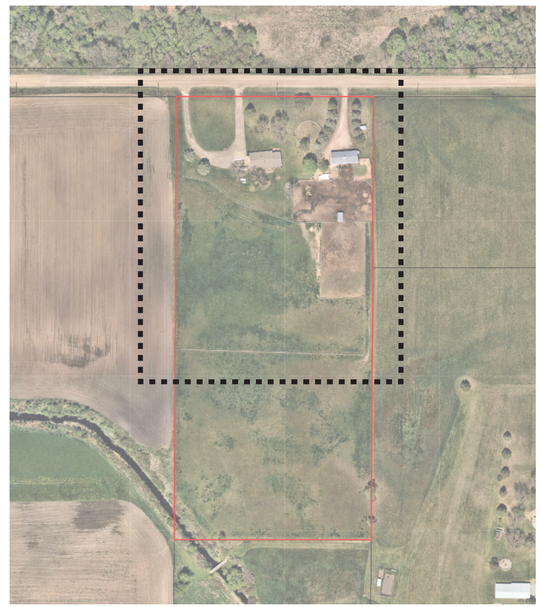
ERASING ARCHITECTURE LLC
612-205-2364

SUBMISSION	DATE
CONDITIONAL USE	2025.09.15

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PROJECT DESCRIPTION

SHOWN IN GREEN ON THE LEFT SCALED SITE PLAN, THE PROPOSED 3500 SF STRUCTURE IS TO BE AND ACCESSORY BUILDING UTILIZED FOR STORAGE. THERE CURRENTLY EXISTS ONE DWELLING AND ONE GARAGE ON THE PROPERTY. THE PROPERTY IS OUT OF THE FLOOD PLAIN AND PROVIDES A MAXIMUM ACCESSORY STRUCTURE OF 5000 SF. THE EXISTING GARAGE IS APPROXIMATELY 1500 SF.



KEY PLAN AND SITE AERIAL / BOUNDARY

PROJECT

8555
175TH STREET
PRIOR LAKE
MINNESOTA

SHEET TITLE

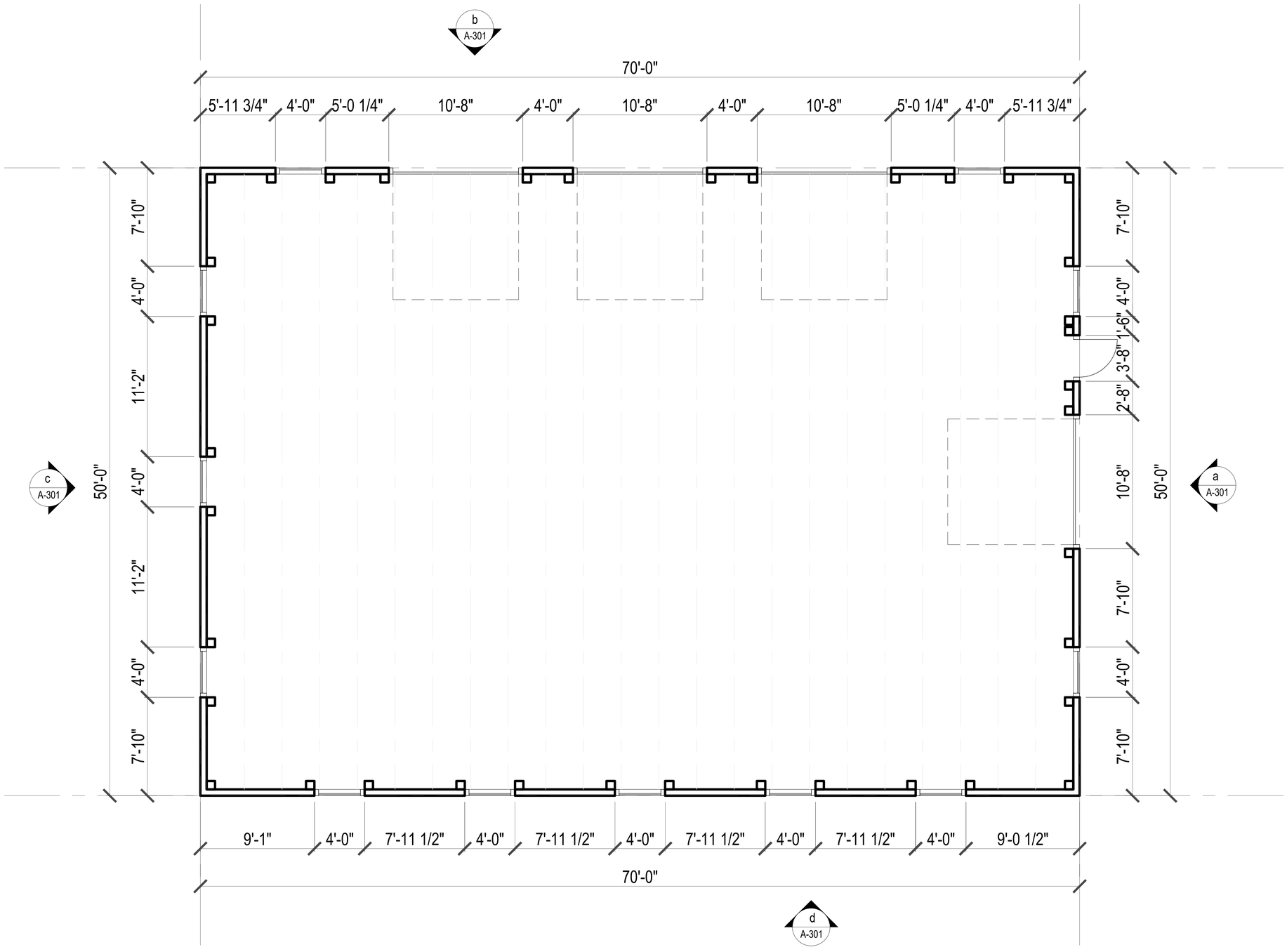
SITE PLAN

PHASE

DESIGN

SHEET

a100



FLOOR PLAN

SCALE = 1/4" = 1'-0" SHEET = 24 X 36

0' 2' 4' 8' 12'

N

erasing architecture

OWNER
FERNANDO GONZALEZ
612-222-2455

DESIGN
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SUBMISSION	DATE
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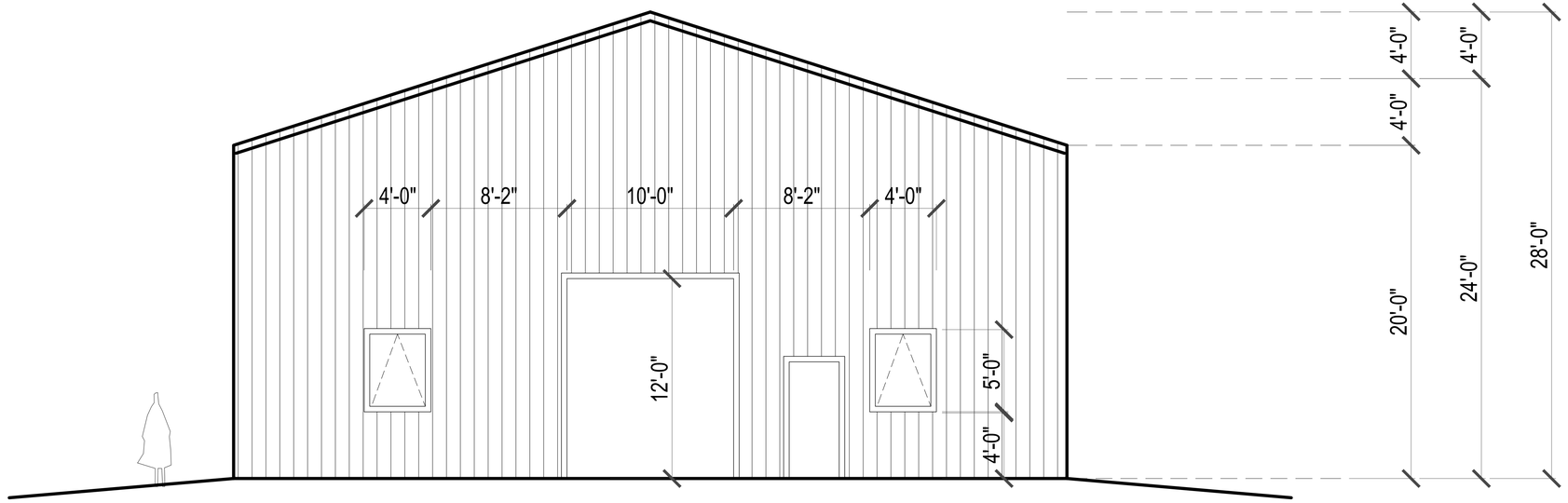
PROJECT

8555
175TH STREET
PRIOR LAKE
MINNESOTA

SHEET TITLE
PLANS

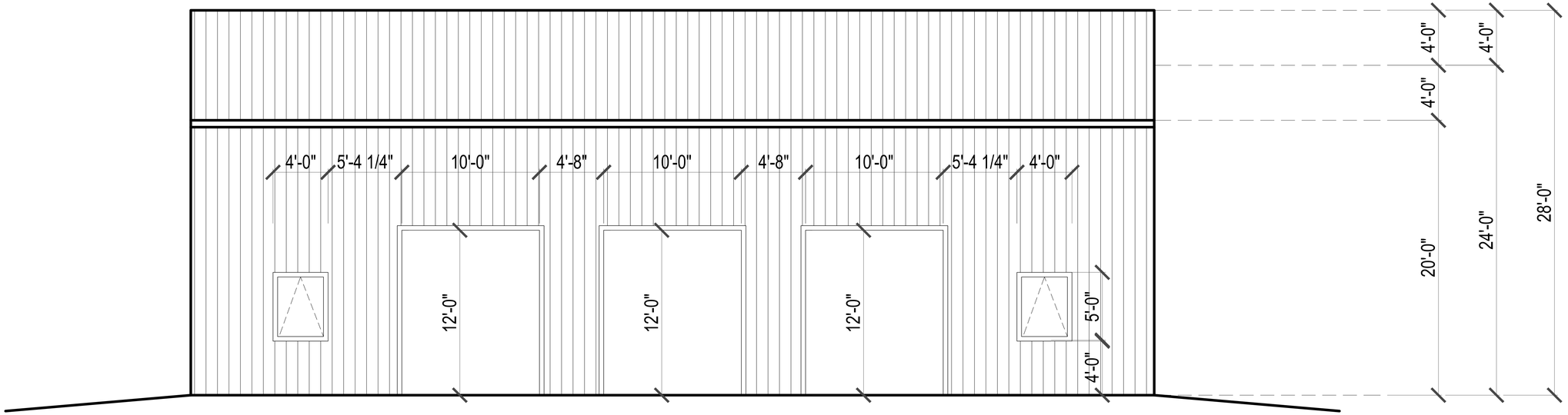
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DESIGN

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a NORTH ELEVATION
SCALE = 1/4" = 1'-0" SHEET = 24 X 36

0' 2' 4' 8' 12'



b WEST ELEVATION
SCALE = 1/4" = 1'-0" SHEET = 24 X 36

0' 2' 4' 8' 12'

erasing architecture

OWNER
FERNANDO GONZALEZ
612-222-2455

DESIGN
ERASING ARCHITECTURE LLC
612-205-2364

SUBMISSION	DATE
CONDITIONAL USE	2025.09.15

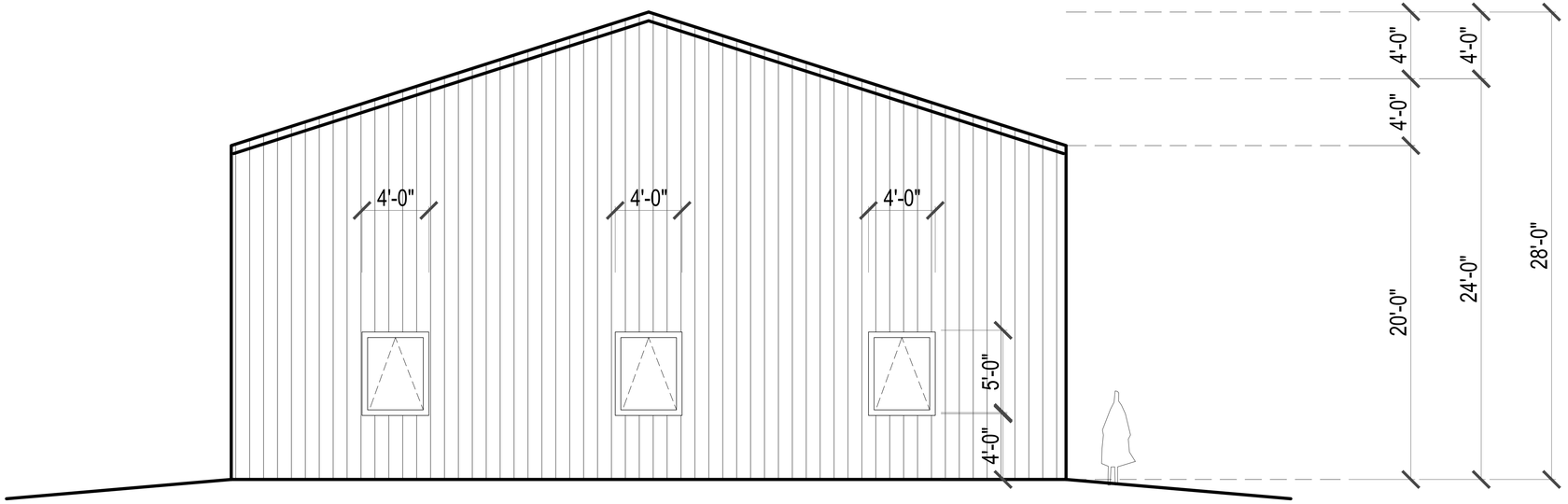
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PROJECT
8555
175TH STREET
PRIOR LAKE
MINNESOTA

SHEET TITLE
ELEVATIONS

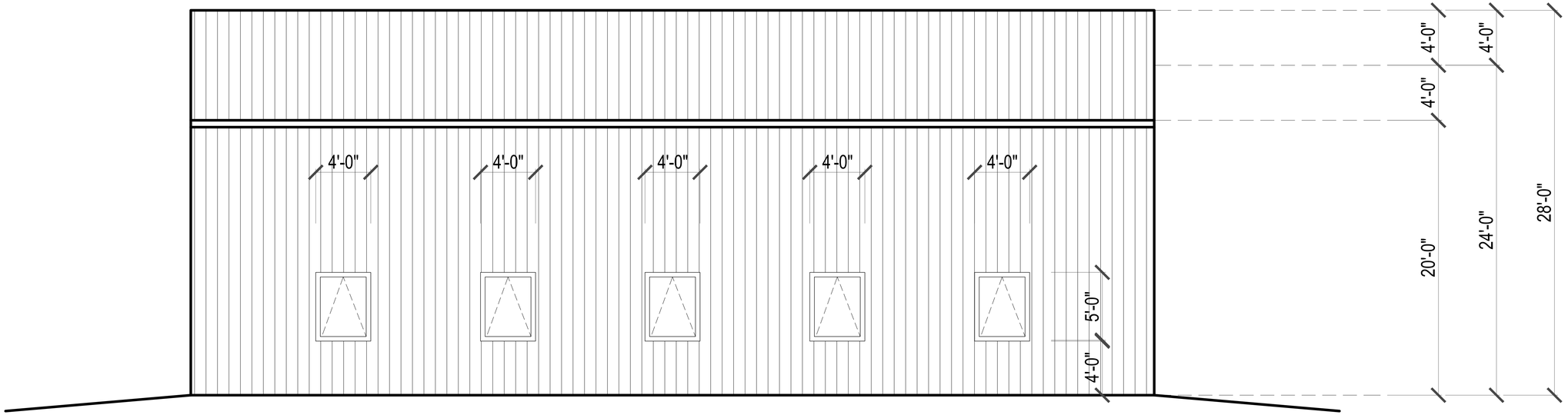
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DESIGN

SHEET
a301



C SOUTH ELEVATION
SCALE = 1/4" = 1'-0" SHEET = 24 X 36

0' 2' 4' 8' 12'



d EAST ELEVATION
SCALE = 1/4" = 1'-0" SHEET = 24 X 36

0' 2' 4' 8' 12'

erasing architecture

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FERNANDO GONZALEZ
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PROJECT
8555
175TH STREET
PRIOR LAKE
MINNESOTA

SHEET TITLE
ELEVATIONS

PHASE
DESIGN

SHEET
a302

8555 175th STREET, PRIOR LAKE, POLE BARN CONDITIONAL USE APPLICATION

1. Completed and Signed Application & ESCROW form and payment for fees

Attached please find the signed application, escrow form and check for requested fees.

2. Proof of ownership or authorization to proceed as applicant

Scott County records show as follows:

3. A parcel search obtained from County Surveyor of all properties located within 500 feet of the exterior boundaries of the property

There are three properties within 500' of development:

1. Property ID – 049090083, 17695 PRINCETON LN Prior Lake, MN 55372

2. Property ID – 049090084, 17680 PRINCETON LN Prior Lake, MN 55372

3. Property ID – 048010030, 17826 MURPHY LAKE BLVD Prior Lake, MN 55372

4. Property ID – 049090080, 17796 PRINCETON LN Prior Lake, MN 55372

5. Property ID – 049090081, 17876 PRINCETON LN Prior Lake, MN 55372

4. Project Narrative

Proposed 3500 sf pole barn proposed on property to sit on site as proposed in the attached documents. Height meets requirements for max height of auxiliary building, but exceeds height of primary dwelling. The site is varied in elevation from east to west and north to south, making our proposed pole barn sit lower on the site than our primary dwelling. We believe that, because our house sits on a ridge, that the hight of the proposed pole barn is mitigated.

5. Schematic Drawing of Proposed Development *See attached plans and elevations*

6. Staging/Phasing Plan *Not applicable*

7. Property Survey/Lot Dimension Plan *See attached site plan*

8. Grading and Drainage Plan *See attached site plan*

9. Existing Site Conditions Plan *See attached site plan*

10. Site Development Plan *See attached site plan*

11. Landscape Plan *See attached site plan*

12. Traffic/Vehicular Management Plan *Not applicable*

13. Signage Plan *Not applicable*

14. Lighting Plan *Not applicable*

15. Tree Protection and Replacement Plan *Not applicable*

16. Building Plans with elevations. *See attached plans and elevations*

17. Other Plans and/or information as required by Ordinance or required by City Staff *Not applicable*