Planning Commission

Regular Meeting

Tuesday, October 20, 2026 at 6:00 PM CDT
Council Chambers, Elm Prairie City Hall, 100 Main Street

Meeting packet

The agenda below lists every item. Public PDF attachments follow in agenda order; the page where each begins is shown on the right. Other files are listed and can be opened on the meeting page.

Public Hearings

1. Preliminary Plat: Prairie View Second Addition

File 2026-0202 | Public Hearing | Community Development

Prairie View Second Addition - Preliminary Plat Narrative.pdf page 2
Planning Commission Conditions of Approval.pdf page 3

2. Variance: Garage Setback, 412 3rd Street SW

File 2026-0211 | Public Hearing | Community Development

Staff Report - Variance 412 3rd Street SW.pdf page 4

Regular Agenda

1. Keeping of Backyard Chickens

File 2026-0207 | Ordinance | Community Development

Draft Ordinance 2026-07 - Backyard Chickens.pdf page 5

Demonstration tenant. Contains sample data only. It is not an official record.

Prairie View Second Addition

City of Elm Prairie, Minnesota
Fictional demonstration city. Not a real record.

Preliminary Plat Narrative

Location: 14.2 acres east of County Road 7, north of Meadow Lane.
Zoning: R-1 Single Family Residential (no change requested).
Lots: 38 single-family lots, minimum 9,500 square feet.
Outlot A: stormwater pond, to be deeded to the City.
Streets: extension of Meadow Lane and a new street, Bluestem Court.
Park dedication: cash in lieu, $1,450 per lot ($55,100).

Utilities: 8-inch water main looped to County Road 7; sanitary sewer by gravity to the Meadow Lane lift station, which has capacity.

Phasing: Phase 1, 20 lots in 2027. Phase 2, 18 lots after a second street access to County Road 7 is built.

Conditions of Approval (9)

City of Elm Prairie, Minnesota
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1. Enter into a development agreement before final plat.
2. Pay park dedication of $55,100 at final plat.
3. Stormwater plan approved by the City Engineer.
4. Erosion control in place before grading.
5. Street lights to City standard at each intersection.
6. Construction traffic shall use County Road 7, not Meadow Lane.
7. Second access built before the 20th building permit.
8. Sidewalk on one side of every street.
9. Boulevard trees, one per lot, from the City tree list.

Staff Report: Variance

City of Elm Prairie, Minnesota
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Address: 412 3rd Street SW
Request: side yard setback of 5 feet where 10 feet is required,
to replace a detached garage built in 1952 on the same footprint.

Findings under Minn. Stat. 462.357, subd. 6:
- The lot is 50 feet wide, narrower than the current 75-foot minimum.
- The garage is a reasonable use of the property.
- The neighbor on the affected side supports the request.

Conditions:
1. Gutters shall drain away from the neighboring lot.
2. Building permit required before construction.

Ordinance 2026-07

City of Elm Prairie, Minnesota
Fictional demonstration city. Not a real record.

An ordinance amending Chapter 10 of the City Code
to allow the keeping of chickens on residential lots.

Section 10.40. Keeping of chickens.
Subd. 1. Up to four hens may be kept on a single-family lot with an annual permit. Roosters are not allowed.
Subd. 2. Hens shall be kept in a coop and run at all times.
Subd. 3. A coop shall be at least 10 feet from any property line and at least 25 feet from any neighboring dwelling.
Subd. 4. No slaughtering on the premises.
Subd. 5. The permit fee is set in the fee schedule.

First reading: _____ Second reading: _____
Published: _____