

**Chair:**  
Paul Vijjums

**Commissioners:**  
Steven Jones  
James Lambeth  
Subbaya  
Subramanian  
Jonathan Wicklund  
Clayton  
Zimmerman  
Marcie Jefferys  
Kurt Weber

**Council Liaison:**  
Fran Holmes



**Planning Commission**  
**May 5, 2021**  
**6:30 p.m.**  
**City Hall**

**Address:**  
1245 W Highway 96  
Arden Hills MN 55112

**Phone:**  
651-792-7800

**Website:**  
[www.cityofardenhills.org](http://www.cityofardenhills.org)

## City Vision

Arden Hills is a strong community that values its unique environmental setting, strong residential neighborhoods, vital business community, well-maintained infrastructure, fiscal soundness, and our long-standing tradition as a desirable City in which to live, work, and play.

This meeting can be accessed remotely by joining via  
Zoom

To join the Zoom Meeting via your computer, click this link (or copy and paste it into a new browser): <https://us02web.zoom.us/j/89662565819>

*This meeting will be streamed live on local Cable Channel 16 and available for playback on our website*

## Agenda

### CALL TO ORDER

1. APPROVAL OF THE AGENDA

2. APPROVAL OF MINUTES

2.A. April 7, 2021 Planning Commission Regular Meeting

Documents:

[04-07-21 PC.PDF](#)

3. PLANNING CASES

3.A. Planning Case 21-006 – 4073 Valentine Court - Variance Request To Allow A 3rd Stall Garage Addition (No Public Hearing Required)

Documents:

[MEMO.PDF](#)  
[ATTACHMENT A.PDF](#)  
[ATTACHMENT B.PDF](#)

ATTACHMENT C.PDF  
ATTACHMENT D (11X17).PDF

- 3.B. Planning Case 21-011 – 3855 Lexington Avenue - Chick-Fil-A – Conditional Use Permit, Master Planned Unit Development And Final Planned Unit Development (Public Hearing Required)

Documents:

MEMO.PDF  
ATTACHMENT A.PDF  
ATTACHMENT B.PDF  
ATTACHMENT C.PDF  
ATTACHMENT D.PDF  
ATTACHMENT E.PDF  
ATTACHMENT F.PDF  
ATTACHMENT G.PDF

- 3.C. Planning Case 21-005 – Zoning Code Amendment To Allow Places Of Worship As A Conditional Use In The I-Flex District (Public Hearing Required)

Documents:

MEMO.PDF  
ATTACHMENT A.PDF  
ATTACHMENT B.PDF  
ATTACHMENT C.PDF

- 3.D. Planning Case 21-008 – Zoning Code Amendment To Section 1355 (Shoreland) Regarding Accessory Structures (Public Hearing Required)

Documents:

MEMO.PDF  
ATTACHMENT A.PDF  
ATTACHMENT B.PDF  
ATTACHMENT C.PDF  
ATTACHMENT D.PDF

4. UNFINISHED AND NEW BUSINESS

5. COMMENTS AND REPORTS

5.A. Report From The City Council

5.B. Planning Commission Comments

6. ADJOURNMENT

**ADJOURN**

**A quorum of the City Council may be  
present at this meeting.**