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MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KYRA CHAPMAN, PLANNER
SUBJECT: PLANNING COMMISSION SUMMARY - REQUEST FOR VARIANCE #V2-2025 TO ALLOW 0' SETBACKS, 76' MINIMUM LOT WIDTH AND TO ALLOW A MAXIMUM LAND COVERAGE OF 63.7% FOR A LOT SPLIT IN THE I1-LIGHT INDUSTRIAL DISTRICT AT 100 2ND AVE SW, AS PROPOSED BY THE NEW PRAGUE MILL, LLC
DATE: MARCH 31, 2025

Planning Commission Summary

The Planning Commission heard the above variance request on March 26th, 2025. The New Prague Mill, LLC intends to divide their property into two lots. The applicant intends to divide the southern portion of the building into one parcel (1.11 acres) from the northern/western building (4.72 acres). When a platted property is divided into two, staff administratively complete minor subdivisions. However, the proposed lots are not meeting the bulk standards of the I1-Light Industrial District and therefore require a variance first. The applicant is requesting that Parcel A have 0' setbacks from the west and north property lines and to allow a 63.7% maximum land coverage. The applicant is also requesting that Parcel B have a 76' minimum lot width and 0' setbacks on the east and south property lines.

The Planning Commission recommended approval of the variance request with a unanimous vote (4-0) based on the findings and condition listed in the attached resolution.

Staff Recommendation

Staff recommends approval of the attached resolution "...Approving Variance (#V2-2025)...".