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MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KEN ONDICH, COMMUNITY DEVELOPMENT DIRECTOR
EVAN C. GARIEPY, PLANNER
SUBJECT: PLANNING COMMISSION SUMMARY – REQUEST FOR CONDITIONAL
USE PERMIT #C3-2026 TO ALLOW FOR THE RELOCATION OF A GARAGE
FROM 901 1ST AVE NW TO 903 1ST AVE NW, AS PROPOSED BY PADDY
O’PROPERTIES.
DATE: SEPTEMBER 17TH, 2026

Planning Commission Summary

The Planning Commission heard the above Conditional Use Permit request at their August 26th and September 16th meetings. The applicant, Paddy O’Properties, is requesting the CUP to allow for the relocation of a garage from 901 1st Ave NW to 903 1st Ave NW, as the relocating of a building within City Limits requires a CUP. The garage is currently next to a legal non-conforming residential property, which the applicant plans to demolish after the garage is moved so it can continue to be utilized and so that it is not damaged during the demolition. The garage would be utilized as an accessory storage garage on the new property, which is a permitted use in the I-1 Light Industrial and Business Park Zoning District.

The applicant did also request a minor administrative subdivision for these properties on August 5th, 2026. This minor subdivision is still being processed administratively and with Scott County. If, for any reason, it is not approved, the applicant will be required to obtain a Variance to execute this CUP due to the setbacks on 903 1st Ave NW.

There were no comments received from the public during the public hearing which occurred on September 16th, 2026. **Additionally on September 16th, 2026, the Planning Commission recommended approval of the Conditional Use Permit request on a unanimous vote (4-0) based on the eleven findings and ten conditions for the CUP listed in the staff report and attached resolution.**

Staff Recommendation

Staff recommends approval of the attached resolution “...Approving Conditional Use Permit (#C3-2026)...”.