



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: EVAN C. GARIEPY, PLANNER
SUBJECT: PLANNING COMMISSION SUMMARY - REQUEST FOR VARIANCE #V1-2026 TO REDUCE FRONTAGE TREE SCREENING REQUIREMENTS AND TO PERMIT PLANTING TREES WITHIN AN EASEMENT ON LOTS 4 AND 5, BLOCK 2, NEW PRAGUE BUSINESS PARK 11TH ADDITION, AS PROPOSED BY AVENTUS INVESTMENTS, LLC
DATE: FEBRUARY 26TH, 2026

Planning Commission Summary

The Planning Commission heard the above variance request at their February 25th meeting. The applicant, Aventus Investments, LLC, is requesting a variance to allow for reduced frontage screening along 6th St NE, and to permit the planting of landscaping within easements. The applicant is in the process of purchasing two lots from the New Prague EDA and combining the lots for the purpose of building an approximately 50,000 square foot multi-tenant industrial flex building, which would require more parking than is mandated by ordinance. The building will also have enhanced aesthetics and over double the mandated planted parking islands, which Staff believes is a suitable replacement for full frontage screening.

There were no comments received from the public regarding the request. A representative from Aventus Investments, LLC, stated that the outside of the building will have additional visual enhancements above what is shown in the renderings in the application.

The final approval of the variance is dependent on the sale and combination of the lots from the New Prague EDA to Aventus Investments, LLC.

The Planning Commission recommended approval of the variance request on a unanimous vote (4-0) based on the six findings listed in the staff report (and the attached resolution which approves the variance).

Staff Recommendation

Staff recommends approval of the attached resolution "...Approving Variance (#V1-2026)...".