

Planning Commission Meeting Agenda

Wednesday June 3, 2026 - 6:00 PM
Cologne Community Center, 1211 Village Parkway

Vision Statement

The City of Cologne is a vibrant small town that respects its heritage, embraces its future and offers a high quality of life for all who live, work and visit our community.

Commissioner: Bernie Shambour
Commissioner: Shannon Franz
Commissioner: Kristy Naegely
Commissioner: Jayson Read
City Council Liaison: Selmer Olson

NOTE: AGENDA ITEMS ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO LENGTH OF DISCUSSION. TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE ARRIVE AT 6:00 PM.

1. CALL MEETING TO ORDER & ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. ADOPT AGENDA
4. PLANNING COMMISSION NEW BUSINESS
 - a. Approve May 6, 2026 Planning Commission Minutes
 - b. PUBLIC HEARING: Variance for Accessory Structure 401 Prairie View Dr.
 - c. Collaborative Planning Staff Memo: Variance for Accessory Structure 401 Prairie View Dr
 - d. Red Line Ordinance Review Discussion 153.039 C-2 Central Business District
5. ADJOURN

Planning Commission Meeting Minutes

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1. CALL MEETING TO ORDER & ROLL CALL

Chair Shambour called the meeting to order at 6:00 PM with Commissioners Franz, Read and Olson present. Also present was Cindy Nash, City Planner. Commissioner Naegely was absent.

2. PLEDGE OF ALLEGIANCE

3. ADOPT AGENDA

Commissioner Olson made a motion to adopt the agenda, second by Commissioner Read. Motion carried 4-0.

4. PLANNING COMMISSION NEW BUSINESS

a. Approve April 15, 2026 Planning Commission Minutes

Motion by Commissioner Franz to approve the April 15th Planning Commission Minutes, second by Commissioner Olson. Motion carried 4-0

b. Ordinance Review Discussion 153.039 C-2 Central Business District

Ms. Nash reviewed the existing language for permitted uses in the Central Business District pointing out that it currently does not specifically list Restaurants and Bars as permitted uses and it should. After discussion, other language cleanup will be included

adding Trade Services and Preschools. The changes discussed will be reflected in a red-line document for the Planning Commission to review at its next meeting.

c. Ordinance Review Discussion Chapter 95.18 Public Nuisances Affecting Peace and Safety – Hourly restriction of certain operations

With a new construction project in the city, the Commissioners asked to discuss the hours of operation as defined in Ordinance 95.18. The Commissioners were provided with a chart comparing construction hours for the cities of Waconia, Victoria, Chaska and Carver. It was noted that Cologne’s hours are the same as Waconia, and the other cities were very similar. After establishing that the city hours are reasonable compared to the surrounding cities it was determined that no change would be necessary.

d. Driveway Width Discussion

Ms. Nash reviewed that current ordinance includes language allowing for driveway widths up to 25% of the frontage. Ms. Nash described the problem with this language in that there are many curved streets and measuring 25 % of a curved driveway was subjective, many lots have narrow frontage and wide back yards or conversely wide front property lines that narrow to a point at the back lot line – this inconsistency in lot lines is challenging. Most cities adopt one standard maximum width for driveways at the right of way abutting the street that range from 20 feet to 28 feet. After discussion the Commissioner’s agreed to a 26 Ft Maximum Driveway abutting the street. Ms. Nash will prepare this change for the city zoning code and also clean up the language in ordinance 71.09 to match this change. A public hearing will be required for the zoning code change.

5. ADJOURN

Motion by Commissioner Read to adjourn at 7:20 PM, second by Commissioner Franz. Motion carried 4-0.

Respectfully Submitted:

Attest:

Michelle M Morrison, City Administrator

Bernie Shambour, Chairperson

Collaborative Planning, LLC

Memorandum

To: Planning Commission
From: Cindy Nash, AICP, EDFP
Date: May 19, 2026
Subject: Variance – 401 Prairie View Drive

The City has received a variance application for review and consideration. The variance requested is:

1. Permit the construction of an accessory building exceeding the size permitted by ordinance (864 square feet instead of 200 square feet)

Overview of Request



The subject property is a lot of record in Winkler Crossing Second Addition consisting of approximately .46 acres. A variance request is being made to permit the construction of an accessory building exceeding the size permitted by ordinance. A copy of the application is attached. The architecture and floor plan for the accessory building was provided in the packet for consideration, and consists of a 36 x 24 shed.

The property is zoned R-1 Single Family Detached in a PUD. The property currently contains a home with a 3-car garage and 1 existing accessory sheds consisting of approximately 150 square feet. The property is not within the shoreland overlay. The

applicant is proposing to remove the existing shed and to construct a new accessory structure consisting of approximately 864 square feet (36 feet by 24 feet) to the rear of the home.

Section 153.016 of the Cologne Code of Ordinances limits detached accessory structures to a maximum of 200 square feet. An exception is provided in the case of properties in the Downtown Overlay District when the property has only a single car attached or detached garage, whereby then the aggregate total

of detached accessory structures shall not exceed 1,000 square feet. This exception serves to provide older homes that do not have a garage with the opportunity to construct a garage. This property is not in the Downtown Overlay District.

The proposed accessory structure would obtain access from 122nd Street. The existing curb on 122nd Street was not constructed to allow for curb cuts as all access to lots was planned to be served from internal roads. The survey shows a request to change the curb type on the road to a surmountable curb in this section. The City would also need to permit changes to the right of way section in this area, which was not designed to accommodate additional driveways.

The survey also shows the proposed use of a “grassproteca mesh path” for the driveway from the accessory structure to the garage. This is estimated to consist of approximately 1,049 square feet. If this were a more typical driveway, the property would exceed the allowed impervious surface area permitted of 25%. The survey shows total impervious with the “grassproteca mesh” at 22.1%, but it would have a total impervious of closer to 27.2% if this were a more typical driveway. A typical driveway would then require an additional variance related to impervious surface.

The City Engineer is reviewing the application. His comments will be provided at the meeting.

Legal Background on Variances

Minnesota statutes on variances were amended in 2011 to reflect a “practical difficulties” standard, rather than the previously used “undue hardship” standard. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

This request is being evaluated based on the “practical difficulties” standard rather than the standard included in the Cologne Code of Ordinances.

Evaluation of Request

In evaluating variance requests, the following questions should be considered:

1. Is the request a reasonable use of the land?

Staff Note: The City Code of Ordinances provides all homeowners with the opportunity to have a reasonable amount of accessory structure, which is typically an attached accessory structure in the form of an attached garage and then a small detached storage structure of not more than 200 square feet. The proposed request to construct an additional 864 square feet of detached accessory structure on a property that is typical in size (.46 acres) and that already contains at least a 3-car garage that is attached to the home would be in excess of the City ordinances and significantly out of scale with the surrounding neighborhood. The variance is inconsistent with the purpose and intent of the City ordinances. While the “grassproteca mesh” is presently eliminating the need for a variance for impervious surface, future owners of the property may change the

driveway to a paved or gravel driveway which would then result in a violation of the ordinances.

2. Is the plight of the landowner due to circumstances unique to the property not created by the landowner?

Staff Note: The plight of the landowner is due to circumstances created by the landowner and are not unique to the property. There is nothing unique about the property that prevents the Applicant from complying with City ordinances. The lot is typical of residential lots within the City. Here, the Applicant wants to construct an improvement that is not allowed under the zoning code. This is not an appropriate use of a variance. The property has an existing 3-car attached garage, which is more garage space than many lots in the community, but is typical for homes in this subdivision.

3. Will the variance, if granted, alter the essential character of the locality?

Staff Note: The variance will alter the essential character of the locality. The homes in the neighborhood are typical single-family homes with a 3-car attached garage, and an occasional small storage shed in the back yard. None of the properties on the Applicant's block, Park Street East, have both a 3-car attached as well as large detached accessory garage structures. As proposed, the additional detached accessory structure is considerably larger than a typical accessory structure on a small urban single-family lot within the City.

Recommendation

Staff recommends that the Planning Commission recommend denial of the variance based on the findings above.

Project address:
401 Prairie View Dr.
Cologne, Mn 55322

Owners:
Chad and Cassandra Vos

Scope:
Construction of 864SF accessory structure for personal storage

Purpose:
To obtain appropriate permitting and variance as needed to construct a new accessory structure on site as shown in the following plans.

Quick Facts:
Zoning District: PUD
Distance to Benton Lake: Appx: 2,650'
Distance to Meuwissen Lake: 2,450'
Total lot size: 20,357 SF (.47 AC)
Current Impervious surface area: 3,375 SF (16.58%)
Proposed Impervious surface area: 4,239 SF (20.82%)
Proposed accessory structure: 864SF

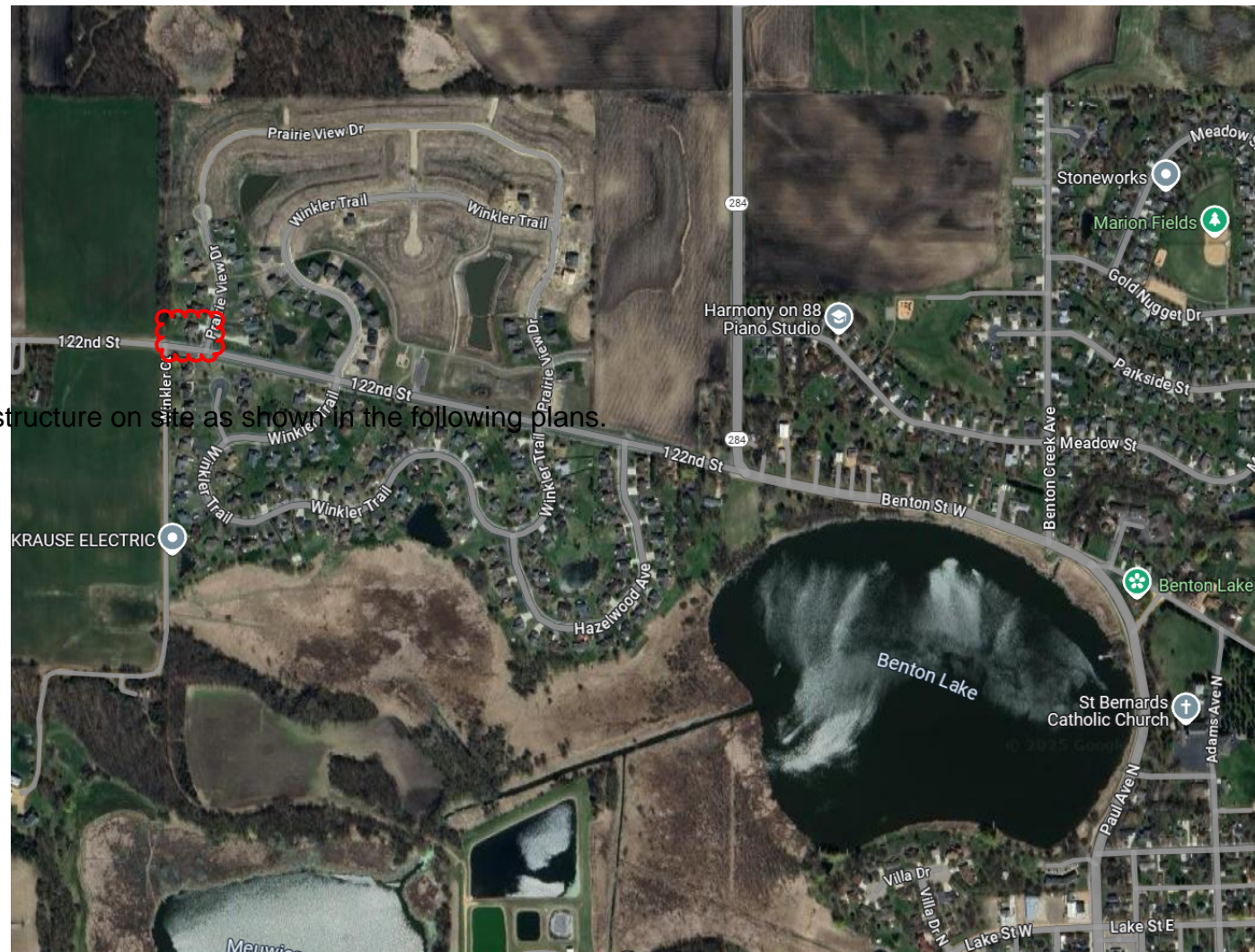
Notes:
Existing accessory structure (and play set) to be removed prior to new construction.

New construction to comply will all applicable building codes and permits.

Structure to be used for personal storage.

New structure to be constructed with materials similar to our home to ensure it matches.

Outside storage of personal property is not desirable for multiple reasons including:
~Wear/tear on items being stored
~Security concerns
~Property aesthetics and upkeep



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GREEN ISLE, MN 55338 FAX: 507.326.3551
WWW.VOSCONSTRUCTION.COM

REVISIONS DATE

PROJECT
401 Prairie View Dr.
Cologne, MN 55322
Accessory Structure

DRAWING
Map and Title Page

DRAWN BY:
Chad Vos
DATE:
5/1/2026

NOTE: THESE DRAWINGS ARE THE PROPERTY OF VOS CONSTRUCTION, INC. THEY MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.