



City of Lake St. Croix Beach
City Hall
16455 20th Street South
Lake St Croix Beach, MN 55043

Planning Commission March 4, 2026 - 6:00 PM

Will be held *in person* at City Hall - and electronically/telephonically by Zoom

Topic: Planning Commission

Time: March 4, 2026 6:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/9924417375?pwd=dmJGMXgzMmFMSzZGNWptaUNUclg4Zz09>

Meeting ID: 992 441 7375

Passcode: 5vh1rw

AGENDA

1. **CALL TO ORDER**
 - a. Roll Call
2. **APPROVE AGENDA**
3. **APPROVE MINUTES – December 3rd, 2025**
No meetings held in January or February 2026.
4. **PUBLIC COMMENTS – Items not on the Agenda.**
5. **CONDITIONAL USE PERMIT AMENDMENT for Buzzco**
One of the tenants, Alec's Auto, is considering adding a U-Haul Rental franchise to his business.
6. **COMPREHENSIVE PLAN (IMAGINE 2050)**
Met Council Small Communities Planning Program.
7. **COMMISSIONER REPORTS AND REQUESTS**
Samantha Fink
Linda O'Donnell
John Sievert
8. **ADJOURN**



City of Lake St. Croix Beach
City Hall
16455 20th Street South
Lake St Croix Beach, MN 55043

Planning Commission December 3, 2025 - 6:00 PM

Will be held *in person* at City Hall - and electronically/telephonically by Zoom

Topic: Planning Commission

Time: November 5, 2025 6:00 PM Central Time (US and Canada)

Join Zoom Meeting

Meeting ID: 992 441 7375

Passcode: 5vh1rw

Minutes

1. **CALL TO ORDER 6:02pm**
 - a. **Roll Call:** Commissioners Samantha Fink, Linda O'Donnell, John Sievert and Chair Greg Ewig present. Warren Burger (Council Liaison) present.
2. **APPROVE AGENDA.** Motion to approve agenda as amended, made by Commissioner Sievert, 2nd by Commissioner Fink. Motion passed 4:0.
3. **APPROVE MINUTES.** Motion to approve Minutes of November 5th, 2025 meeting, made by Commissioner O'Donnell, 2nd by Commissioner Fink. Motion passed 4:0.
4. **PUBLIC COMMENTS** – None
5. **PUBLIC HEARINGS: Both Public Hearings were cancelled.**
2170 Quarry Ave S – Porch over front door § 157.041(C)(i) MINIMUM REQUIREMENTS – Variance was deemed not necessary by City Attorney after reviewing application.
1877 Quasar Ave S – CANCELLED as full application not received from applicant.
6. **GENERAL DISCUSSION ON CURRENT TOPICS OF INTEREST IN ORDINANCES:**
 - § 157.041(C)(i) MINIMUM REQUIREMENTS. Discussion centered on this ordinance regarding permitted encroachments on required front yard setbacks, specifically for a porch over a front door.
 - § 157.041(A) MINIMUM REQUIREMENTS. setbacks: front, rear and side yard – zoning codes chart has not been modified since before recodification. It was not addressed during the recent codification process that dealt mainly with the Riverway District. City Clerk Ashby displayed a large-scale map of the R1, R2, R3 and other districts within the city for commissioner's review. Historically 7' side yard setbacks in R3 district despite showing 0'. State building codes recommend 5' setback for structures without sprinklers. The dimensional requirements table needs review and potential updates. Fire code requirements should be considered when revising side yard setback regulations. City

Attorney Benson suggested that all of this will be part of the upcoming ordinance review work plan for 2026.

- § 157.067 ACCESSORY BUILDINGS AND STRUCTURES: Detailed discussion was held covering accessory building types, sizes and restrictions. Types of accessory buildings include storage/tool sheds, detached residential garages, chicken coops and greenhouses. Detached residential garages are limited to 1000 sq.ft. and one story in all districts. Storage/tool sheds are limited to 160 sq.ft. A storage/tool shed is allowed in addition to the detached residential garage. Accessory building height cannot exceed the principal structure height. These regulations will be reviewed as part of the upcoming ordinance update process.

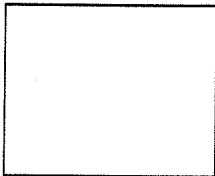
City Attorney Benson will be providing a comprehensive work plan for ordinance reviews in January 2026. The planning Commission will prioritize zoning code updates in 2026 following the completion this year of the Riverway District Ordinances.

7. **COMMISSIONER REPORTS AND REQUESTS**

Samantha Fink – Mentioned that Lake Elmo has a Christmas Tree disposal program and wondered if our city could look into doing something similar. Commissioner Fink also asked if the Joint Powers Agreement for a St. Mary's Point resident to connect to our city water supply was completed. City Attorney Benson replied that SMP resident has been connected to the water supply. Any other SMP residents wanting to hook into the water system would have to go through the same process as the original resident as these are all one-off requests. This JPA was only for the original applicant between himself and three cities. Discussion continued on covering the costs of neighboring cities hooking up to our city's water infrastructure with regards to ongoing water main maintenance. With wells failing and PFAS contamination extending into the area there may be an increase in the number of SMP residents who want to hook up to our water mains.

Linda O'Donnell - Nothing
John Sievert – Nothing
Chair Greg Ewig - Nothing

7. **ADJOURN – 6:49pm**



City of Lake St. Croix Beach
 16455 20th St S
 Lake St. Croix Beach, MN 55090
 ci.lakestcroixbeach.mn.us

Phone: 651.436.7031
 Fax: 651.436.8310
 Email: Clerk@ci.lakestcroixbeach.mn.us

CONDITIONAL USE PERMIT - Amendment

Application Date:	February 27, 2026	
Residential Use	Fee - \$200 + costs	Escrow - \$500
Commercial Use	Fee - \$400 + costs	Escrow - \$3000

Amendment Fee = \$200 + costs

Certain uses, while generally not suitable in a particular Zoning District, may, under certain circumstances be acceptable. When such circumstances exist, a Conditional Use Permit may be granted. Conditions may be applied to the issuance of the Permit and/or periodic review may be required. The Permit shall be granted for a particular use and not for a particular person or firm.

PARCEL IDENTIFICATION NO (PIN): 11.028.20.31.0007 & 11.028.20.31.0009		LOT SIZE: 178,605 sq ft / 4.100 acres
PROJECT ADDRESS: 1770 St. Croix Trail So., Lake St. Croix Beach, MN 55043	OWNER: Name: John Buzick Address: 14359 Isanti St. NE City, State, Zip: Ham Lake, MN 55304 Phone: 612-743-9586 Email:	APPLICANT (If different from Owner): Name: Alec Vujovich Address: Alec's Auto City, State, Zip: 1770 St. Croix Trail So., Lake St. Croix Beach, MN 55043 Phone: 651-829-4556 alecsauto@gmail.com
BRIEF DESCRIPTION OF REQUEST: We are proposing to add U-Haul truck and trailer rentals as a complementary service to our existing automotive sales business.		
APPLICABLE ZONING CODE SECTION(S): Please review City Code §157.028 for a detailed description of required submittal documents, and subsequent process.		

Required Signatures

*** Note: All parties with a fee interest in the real estate must sign this application before the City will review for completion! ***

Applicant

Name: Alec Vujovich
(Please print)
 Address: 1770 St. Croix Trail S.,
 City, State, Zip: Lake St. Croix Beach, mn 55043
 Phone: 651-829-4556
 Cell Phone: _____
 Email: alecsauto@gmail.com
 Signature:
 Date: 2/27/26

Fee Title Property Owner (If different from Applicant)

Name: John Buzick
(Please print)
 Address: 14359 Isanti St. NE
 City, State, Zip: Ham Lake, MN 55304
 Phone: 612-743-9586
 Cell Phone: 763-350-1574
 Email: _____
 Signature: _____
 Date: _____

Checklist:

Please review the attached checklist. Minnesota State Statute 15.99 provides the City of Lake St. Croix Beach 15 business days to determine the application’s completeness. Completeness depends on whether or not the applicable checklist items are fulfilled and submitted with your application.

Review Timeline:

According to Minnesota State Statute 15.99 a Conditional Use Permit has a Statutory review period of 60 days, with the City’s ability (which includes city staff and consultants) to extend the review for an additional 60 days if necessary due to insufficient information, directive to provide additional information, the tabling or postponement of an application, lack of quorum, or schedules.

Application for Planning Consideration Fee Statement:

(Please read carefully and understand your responsibilities associated with this land use application)

The City of Lake St. Croix Beach has set forth a fee schedule by City Ordinance as posted on the City’s website. The City of Lake St. Croix Beach often utilizes consulting firms to assist in the review of projects. The consultant and city rates are available upon request. By signing this form, the Applicant accepts sole responsibility for any and all fees associated with the land use application from the plan review stage; the construction monitoring stage; and all the way to the release of any financial guarantees for an approved project. In the event the Applicant fails to make payment of all fees associated with the project, the City of Lake St. Croix Beach will assess any unpaid or delinquent fees related to this application or project against the subject property. If a project is denied by the City Council or withdrawn by the Applicant, the fees associated for the project until such denial or withdrawal remain the Applicant’s responsibility.

I/WE UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS LAND USE APPLICATION:

Applicant

Fee Title Property Owner

(If different from Applicant)



Signature

Alec Vujovich

Printed Name

2/27/26

Date

Signature

John Buzick

Printed Name

Date

Conditional Use Permit Checklist:

The following materials must be submitted with your application in order to be considered complete. If you have any questions or concerns regarding the necessary materials please contact the City.

COPIES: One (1) Electronic copy of full submission; Two (2) 11x17 half-scale scalable hard copy plan sets.

- Site Plan:** All plans must be to-scale, scalable, and include a north arrow.
 - Property dimensions
 - Area in acres and square feet
 - Identified setbacks (Front, Side, Rear)
 - Identify Buildable area (if applicable)
 - Location of existing and proposed buildings (including square footage, foot print, and dimensions to lot lines)
 - Location of existing utilities, drainfield locations
 - Location of current and proposed curb cuts, driveways and access roads
 - Existing and proposed parking (if applicable)
 - Off-street loading areas (if applicable)
 - Existing and proposed sidewalks and trails (if applicable)
 - Sanitary sewer and water utility plans (if expansion is needed)
 - Legal Description
 - Location, number, and dimensions of proposed parking spaces and drive aisles
 - Vehicular circulation

- Existing Conditions:**
 - Aerial of site and adjacent properties
 - Location of all wetlands (NWI, or similar)
 - Topographic contours at 2-foot intervals
 - Water bodies, Ordinary High Water Level, 100-year flood elevation
 - Impervious surface area (in square feet)

- Grading Plan (if applicable):** All plans must be to-scale, scalable, and include a north arrow.
 - Grading Plan
 - Spot elevations
 - Finished grading and drainage plan sufficient to drain and dispose of all surface water accumulated
 - Stormwater Plan and Calculations (if applicable)

- Landscape Plan (if applicable):** All plans must be to-scale, scalable, and include a north arrow.
 - Landscape plan identifying species and size of trees and shrubs
 - Screening plan

- Architectural/Building Plan (if applicable):** All plans must be to scale, scalable, and include a north arrow.
 - Location of existing and proposed buildings and their size including dimensions and total square footage
 - Proposed floor plans (if applicable)
 - Proposed elevations (if applicable)
 - Description of building use for proposed CUP
 - Location and type of all proposed lighting, including details of all proposed exterior lighting fixtures
 - Location of rooftop equipment and proposed screening

- Written Narrative Describing your request:** A written description of your request for the Conditional Use will be required to be submitted as a part of your application. The description must include the following:
 - Description of operation or use
 - Number of employees (if applicable, if not state why)
 - Sewer and water flow/user rates (if applicable, if not state why)
 - Any soil limitations for the intended use, and plan indicating conservation/BMP's
 - Hours of operations, including days and times (if applicable)
 - Describe how you believe the requested conditional use fits the City's Comprehensive Plan

Conditional Use Permit Checklist:

Statement acknowledging that you have contacted the other governmental agencies such as watershed districts, Washington County departments, state agencies, or others that may have authority over your property for approvals and necessary permits.

Paid Application Fee: \$200/\$400

Paid Escrow*: \$500/\$3,000 *Any remaining funds, after expenses, are returned to the Applicant. Expenses incurred over escrow amount will be billed to the Applicant.

Materials that may be required upon request:

Survey of the Property: An official survey, by a licensed surveyor, may be requested with the application. The survey shall be scalable and either Full Scale, or Half Scale (11"x17") as requested by the Zoning Administrator.

Full scale plans at a scale not smaller than 1"=100'

Sanitary and stormwater plans. Sanitary and/or stormwater plans may be requested depending on the proposal of the Conditional Use Permit.

Wetland Delineation. If the proposed project is near a potential wetland boundary or setback, delineation may be required to fully evaluate and approve, or deny, the Conditional Use Permit.

February 23rd, 2026

Subject: Request to Amend Conditional Use Permit - U-Haul Operations Addition

Dear Lakeland City Council Members,

On behalf of Alec's Auto and Buzzco, LLC, we respectfully submit this request to amend our existing Conditional Use Permit to allow for U-Haul rental operations at our property located at 1770 St. Croix Trail S.

We are proposing to add U-Haul truck and trailer rentals as a complementary service to our existing automotive sales business. This addition will allow us to better serve local residents while strengthening the economic viability of our site.

Operational Overview

- We anticipate maintaining approximately 10 U-Haul vehicles parked in front of the lot in view of the street.
- An additional 15-20 U-Haul vehicles and/or trailers will be parked in the rear corner of the lot. This area is not visible from the public street.
- Vehicle staging will remain organized and confined within our existing paved lot.
- No structural changes to the building are proposed.
- All operations will occur within our current business hours.

Traffic & Site Impact

We anticipate an approximate 10% increase in customer foot traffic. Based on U-Haul's typical rental patterns, most transactions are staggered and short in duration, minimizing congestion. Our existing parking configuration and lot size are sufficient to accommodate the anticipated increase without impacting adjacent properties or public streets.

Deliveries and returns are scheduled and managed digitally through U-Haul's reservation system, which helps regulate arrival times and prevent clustering.

Site Maintenance & Appearance

We are committed to maintaining an orderly, professional appearance consistent with city standards. Vehicles will be parked in designated areas to ensure visibility remains clean and organized. The rear storage area will prevent excess vehicle concentration along the street frontage.

We believe this addition aligns with the commercial character of the area and will provide a useful service to local residents and businesses while maintaining compliance with city ordinances and community expectations.

We respectfully request approval of this amendment and are happy to provide a site plan or attend a planning meeting to answer any questions.

Thank you for your time and consideration.

Alec Vujovich

Owner/Operator

Alec's Auto, LLC

651-829-4556

alecsauto@gmail.com

CONDITIONAL USE PERMIT

Buzzco, LLC
1770 St. Croix Trail South

Date Issued: September 12, 1984
Legal Description: Washington County PID 11.028.20.31.0007 & 11.028.20.31.0009
Owner: John Buzick Phone: 612-743-9586 (John Buzick Sr.)
14359 Isanti St. NE 763-350-1574
Ham Lake, MN 55304
Address: 1770 South St. Croix Trail
Lake St. Croix Beach, MN 55043
Present Zoning District: R-1
Permitted uses set forth in Ordinance 85 Section 5

I. **CONDITIONAL USE PERMIT FOR:** Auto Sales

All uses shall be subject to the following conditions and/or restrictions imposed by the City Council of the City of Lake St. Croix Beach.

General Description:

1. **Motor Vehicle Reduction Yard**
2. Auto & auto repair – incidental repair and/or replacement of auto parts. Auto part sales. Some casual sales of autos and parts. Operation mostly wholesale. Storage of salvageable cars. Present buildings to remain the same with plans paint and siding in 2010. Cleanup to start at once. Towing service until 9:00 p.m. 7 days/week. **From 1984-2001**
3. (2001) Portion of building leased out for transmission re-building service. No longer leased in 2006. Owner oversees compliance with pollutant storage and disposal requirements. Washington County removed from list of hazardous materials producer.
4. 2013 – Use changed to auto sales only.

II. **ADDITIONAL RESTRICTIONS AND PROVISIONS:**

The following additional restrictions and provisions being part of the Conditional Use Permit to be issued herein affecting the following matters shall be:

- A. Accessory Buildings:** Repair and general maintenance to be done within a year.
- B. Fencing:** Chain link fencing with woven privacy strips at least 6 feet high to be installed. No barbed wire to be used.
- C. Exterior Storage:** West side of existing building: some auto parts, 10 ft. door storage racks along side of building, some salvage cars.
- D. Chemical/Pollutant Storage and Disposal:** Receptacles - pod absorption pads, holding tanks to contain anti-freeze, oil, tires. All to be recycled and removed from premises.
- E. Screening:** Pine trees and shrubs to be planted in conjunction with fences along property line and at an earthen berm along CSAH 18. One pine cut & other trimmed as they were causing a line-of-sight issue for vehicles entering/exiting. Need more green screen, as seen from the south.
- F. Landscaping:** Same as above to ensure concealment of operation to surrounding area.
- G. Lighting:** Four existing lights - no additional lighting.
- H. Parking:** All off street parking according to plan submitted.
- I. Hours of Operation:**

Monday - Friday	8:00 a.m. to 6:00 p.m.
Saturday	8:00 a.m. to 3:00 p.m.
Sunday	Closed (Except on rare occasions)

No equipment noise after 6:00 p.m. – tow truck operation until 9:00 p.m. 7 days/week.
- J. Advertising/Signage:** City newsletter, on sight and one in ROW.
- K. Drainage:** Graded to provide level surface. and to retain surface water on site.

L. Other:

1. Upgrade septic system to city code if necessary.
2. Crushed cars to be removed within 2 days. Request to change to “within a reasonable amount of time (up to 2 weeks) due to mill hours limited.
3. November 1987: City requested owner to schedule removal of old tires more frequently than every six months.
4. February 1989: City requested installation of signs instructing drivers to pull into yard - not to back up on County Road 18 (St. Croix Trail)
5. October 19, 1993: Owner requested and received Zoning approval of Application for Motor Vehicle License (Dealer) as license had inadvertently been allowed to expire.
6. April 15, 1996: Permitted to alter building - change garage into office.
7. October 2006 – Soil bore tests done and comply with MPCA. Hazardous waste is removed from vehicles immediately. Vehicles do not sit on ground, but elevated on blocks. Business is a recycle entity, not just a salvage yard. (2008 working on getting all vehicles up off of ground & on to “wheel stands” – vehicles at front of yard are on them at this time.)
8. 2007 – Business up for sale, phone disconnected. Operations management now handled by property owner.
9. 2008- New manager, Mike Wigton with change in name of business. Local Ph#651-998-0400. Business operations same as prior operations.
10. 2013 – Business at location has been changed to car sales. Salvage yard not operating at this time. Use approved by City Council.
11. Auto Sales updated in the title of permit in 2015 for 2016
12. 2015 Because of the loss of trees provide the City of Lake St Croix Beach with a landscaping plan to be completed in 2016
13. 2016: Applied for a Change of business name with the Department of Public safety from Alex’s to JNR Auto Sales LLC

2018 – Landscape Complete

2019 – Unloading complaint blocking CSAH 18

2020 – Renewal Complete

2021 – Compliance Review Complete

2022 – Renewal Complete

2023 – Renewal Complete

2024 – Renewal Complete

2025 – Renewal Complete



Saint Croix Trail South

1665

1727

16340

16330

16370

1796

1770

1620

1610

1618

1460

1770

1660

162

Mary Ashby

From: Dvorak, Emma <Emma.Dvorak@metc.state.mn.us>
Sent: Tuesday, February 10, 2026 2:28 PM
Cc: Clapp-Smith, Merritt
Subject: 2050Comprehensive Planning Assistance- Metropolitan Council

Good afternoon,

I am pleased to inform your community is eligible for a new Comprehensive Planning assistance program offered by the Met Council – the [Small Communities Planning Program](#).

This is an optional program offered at no cost which your community can choose to participate in for its 2050 Comprehensive Plan update. Under the program, your community would work collaboratively with program staff from the Met Council’s Local Planning Assistance team to update your local comprehensive plan. Met Council staff would focus on the technical work of collecting local information, data, and maps, and drafting the plan. Your community would lead local conversations about the community’s vision and priorities and set the strategic direction to be identified for the community in the 2050 Comprehensive Plan.

I’d like the opportunity to provide you with more information about the program and answer questions, to help your community decide if it wishes to participate. Please let me know if we could arrange a time for a phone call, virtual meeting, or in-person visit. I am happy to speak with you or other local staff, consultants or officials that you recommend.

I look forward to speaking with you about the new Small Communities Planning Program that your community is eligible for. Please let me know how you would like to connect.

Thank you for your time,

Emma

Emma Dvorak

Pronouns: she/her/hers
Senior Planner- Local Planning Assistance
Metropolitan Council Community Development
P. 651-602-1399