

CONSENT ITEM – 8P



MEMORANDUM

DATE: March 9, 2026
TO: Honorable Mayor and City Councilmembers
Jessica Jagoe, City Administrator
FROM: Elena Fransen, AICP, Senior Planner
SUBJECT: Planning Case 23-003 - 1174 Edgewater Avenue extension of timeline to receive permits

Budgeted Amount:
N/A

Actual Amount:
N/A

Funding Source:
N/A

Council Should Consider

Motions to approve, table, or deny the following:

- A one-year extension of the deadline for necessary city permits to be issued for a new home to be constructed at 1184 Edgewater Avenue related to a variance approved through Planning Case 23-003.

Background

On April 10, 2023, the City Council approved Planning Case 23-003 for a Minor Subdivision and Variance at 1174 Edgewater Avenue. The Minor Subdivision and Variance created two lots intended for the construction of two new dwellings. The conditions of approval include a requirement that the Applicant, Mike Mezzenga, obtain the necessary City permits. The Applicant filed the Certificate of Survey with the Ramsey County Recorder's Office, finalizing the minor subdivision. The Variance portion of the approval automatically expires one year from and after the date on which the City Council granted such approval if permits are not issued. The original one-year deadline for issuance of permits was April 10, 2024.

On April 8, 2024, the City Council approved the Applicant's request for a one-year extension until April 10, 2025, for the issuance of applicable City permits. At that time, information from the Applicant documented the sale of the 1174 Edgewater lot and the extension was granted to allow timely building permit applications and construction. The first home was completed at the end of 2024.

On April 15, 2025, the City Council approved the Applicant's request for an additional one-year extension to April 10, 2026, for the issuance of applicable City permits, because the 1184 Edgewater Avenue lot had not yet sold.

The Applicant is now requesting a one-year extension to April 10, 2027, for the issuance of applicable City permits for the 1184 Edgewater lot. The Applicant's request for an extension identifies an intent to construct a house on the property this year. The Applicant indicated an inability to meet the April 10, 2026, deadline for City permits to be issued.

Budget Impact

N/A

Attachment

Attachment A – Request for Extension
Attachment B – Certificate of Survey