

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
SPECIAL MEETING MINUTES
THURSDAY, June 28, 2022
6:30 P.M.**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Co-Chair Barton called the special meeting to order at 6:30 p.m.

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Co-Chair
John Monge, Commission Co-Chair
Patrick Bles, Commissioner
Eric Brenna, Commissioner
Rick Gelbmann, Commissioner
Andrew Wise, Commissioner
Cameron Muchic, Commissioner - Absent
Lisa Wong, City Council Liaison

STAFF

Lisa Ritchie, Planning Secretary

III. ADOPT AGENDA

The agenda was adopted by general consensus.

IV. MEETING OPEN TO THE PUBLIC

John Schmahl expressed his confusion over why this special meeting was called. Planning Secretary Lisa Ritchie explained it was brought to her attention by a Council Member that this meeting is necessary to move forward with the sale of this property. Ms. Ritchie also explained the job of the Planning Commission is to assess whether it falls under the 2040 Comprehensive Plan.

V. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

A. Consider a Purchase Agreement for 2170 Eldridge Ave. for the Student-Built House Program

Ms. Ritchie presented this item with the intent to bring it back to the HRA next week. The HRA is slated to purchase this property but has to go through the Planning Commission first.

The Planning Commission reviewed the purchase agreement. City Attorney Soren Mattick advised this meeting is necessary per state statute. The Planning Commission examined the agreement and made sure it fit within the 2040 Comprehensive Plan.

Co-Chair Barton inquired about adding language to the agreement encouraging affordability.

Erick Lehet, Assistant Principal at Career and Tech Center, provided details on the cost and the house plans. Commissioners Wise and Muchic expressed their thanks and appreciation for the project.

The Planning Commission discussed the language of the Comprehensive Plan as it relates to housing goals, adding houses at various levels of cost, and finding creative ways to provide affordable housing.

Ms. Ritchie clarified she will work with City Planner Brandy Howe to make sure it is compatible with zoning requirements and the Comprehensive Plan.

Motion by Commissioner Blees, seconded by Co-Chair Monge, with all present voting aye, Commissioner Brenna absent, motion carried (6-0), to approve the Findings of the Planning Commission for the Consideration of a Purchase Agreement for 2170 Eldridge Ave. for the Student Built House Program.

VI. REPORTS FROM STAFF

There were no reports from staff.

VII. REPORTS FROM COUNCIL LIAISON

Council Liaison Wong thanked everyone for their patience during the turnover of staff. She explained the City Council is hoping to find a replacement for City Manager by August and noted Mac's opening is July 5, 2022.

VIII. REPORTS FROM COMMISSIONERS

Commissioner Blees noted Wreaths Across America will occur at Veteran's Park from 8:00 a.m.—4:00 p.m. Ms. Ritchie stated there is more information on the website.

IX. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Gelbmann, seconded by Co-Chair Monge, with all present voting aye, Commissioner Brenna absent, the motion carried (6-0), to adjourn the meeting at 7:06 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, July 7, 2022 at 6:30 p.m.

Members, please notify any planned absences to: Lisa Ritchie
Planning Commission Secretary
651-747-2400
lisa.ritchie@northstpaul.org