

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JUNE 2, 2022
6:30 P.M.**

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

I. CALL TO ORDER

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

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair
John Monge, Vice Chair ABSENT
Patrick Blees, Commissioner
Eric Brenna, Commissioner
Rick Gelbmann, Commissioner
Andrew Wise, Commissioner
Cameron Muchic, Commissioner
Lisa Wong, City Council Liaison

STAFF

Brandy Howe, City Planner
Lisa Ritchie, Planning Secretary

III. ADOPT AGENDA

Motion to adopt agenda by Commissioner Gelbmann, and seconded by Commissioner Wise, with all present voting aye (6-0). Motion carried to adopt the June 2, 2022 Agenda.

IV. APPROVAL OF MINUTES

City Planner Brandy Howe requested the following correction: the public hearing is scheduled for the first meeting in July, not June 10, 2022 and the packet information from the City Attorney is correct.

Motion to approve Minutes by Commissioner Brenna, and seconded by Commissioner Blees, with all present voting aye (6-0). Motion carried to approve the May 5, 2022 regular meeting minutes as amended.

V. MEETING OPEN TO THE PUBLIC

There were no comments.

VI. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

A. Redevelopment Master Plan Review

Ms. Howe reviewed the next steps in the process and stated there will be a Task Force meeting on July 7, 2022 for any last-minute changes and will go to City Council on July 19, 2022 for consideration. She also noted any small grammatical errors could be communicated to her via email.

The Commission agreed they would like to see the final plan before it goes to City Council for recommendation.

Ms. Howe presented a brief history of the previous Redevelopment Master Plan and the changes moving forward.

Chair Barton questioned the boundaries surrounding the districts along with bike and pedestrian trails to allow for more accessibility.

Ms. Howe provided a slideshow for each district outlining the boundaries and vision. Goals across each district include: parking enhancement, increased green space, strengthening trails and bike paths, increase retail, and the conversion of Seppala Boulevard.

Ms. Howe described the Downtown Revitalization Plan.

The Commission discussed 2021 Zoning Ordinance regulations and the 2040 Transportation Plan as it relates to the Redevelopment Master Plan. The Commission also discussed the current condition of the trails and how to fix and renovate them.

Commissioner Gelbmann noted the importance of this process and wondered if certain language could be written differently so as to create a more comprehensive and fluid document.

The Planning Commission discussed the definition of “density” as it relates to residential or business zoned areas. Ms. Howe explained the Task Force will decide on proper verbiage.

Chair Barton inquired about the increased water storage capacity. Ms. Howe stated Public Works will look at utilities when a new development is proposed.

The Commission discussed the parking “requirement” portion of this plan and agreed to change language to allow for more flexibility and changeability for future developers.

The Commission pointed out various minor grammatical errors, commented on the idea of diverse stock photos for presentations, and provided direction to staff.

Ms. Howe suggested the Commission continue to review the document and mentioned there will be a meeting on June 14, 2022, usually at the American Legion, from 11:30 a.m.-1:00 p.m. The EDA will meet at 3:30 p.m. on that same day.

B. Sign Ordinance Update

Ms. Howe reviewed emails, comments, updates, and changes to the Sign Ordinance.

Ms. Howe and the Planning Commission discussed signs that make sounds. The discussion continued regarding signs that are not allowed to have an external noise device and exceptions for transit type noises.

The Commission also discussed external and internally lit signs, awning signs, electronic message centers, height minimum for projecting signs, adding a measurable distance from the property line with regard to feather signs, an exemption for public safety signs, and home occupation signs.

Chair Barton inquired about sending a recommendation to City Council. Ms. Howe noted there is not a need for a recommendation at this time. Ms. Howe noted she will send an updated copy of the Sign Ordinance to everyone as soon as possible.

VII. REPORTS FROM STAFF

There were no reports from staff.

VIII. REPORTS FROM COUNCIL LIAISON

Council Liaison Wong stated the Arts and Culture Commission will provide a presentation to the City Council on Tuesday regarding sculptures so she wanted to put it on the Planning Commission's radar.

IX. REPORTS FROM COMMISSIONERS

X. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Blees, and seconded by Commissioner Muchic, with all present voting aye (6-0). Motion carried to adjourn the meeting at 8:58 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, July 7, 2022 at 6:15 p.m.

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