

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, APRIL 6, 2023
6:30 P.M.**

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

I. CALL TO ORDER

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

II. ROLL CALL

COMMISSION

Patrick Blees, Commission Chair
Andrew Wise, Vice-Chair
Erik Brenna, Commissioner
Cameron Muhic, Commissioner
Jim Rathe, Commissioner
Jason Nordby, City Council Liaison

STAFF

Brandy Howe, Community Development Director

III. ADOPT AGENDA

Motion to adopt agenda by Wise, and seconded by Rathe, with all present voting aye (5-0). Motion carried to adopt the April 6, 2023 Agenda.

IV. APPROVAL OF MINUTES

A. Approval of March 2, 2023 Meeting Minutes

Chair Blees requested a correction under X. “Reports from Staff,” regarding Polar Plaza.

Motion to approve minutes as amended by Brenna, and seconded by Muhic, with all present voting aye (5-0). Motion carried to approve the March 2, 2023 regular meeting minutes as amended.

V. MEETING OPEN TO THE PUBLIC

There were no comments.

VI. PUBLIC HEARINGS

There were no public hearings scheduled.

VII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

A. Discussion of Zoning Map Amendments

Howe provided a brief history of past zoning map amendments. She also identified current and future development areas within the City, noting most properties proposed for rezoning would be zoned R2 or R3 based on their future land use designations.

The Commission had a robust discussion surrounding the necessity for consistency between the zoning map and future land use map. There was some discussion on proactive versus reactive rezoning. Howe suggested that some property owners may be resistant to zoning map changes. They also discussed potential impacts on property values and future development opportunities. The Commission questioned the impact of rezoning on property assessments and taxes. Howe stated she does not believe the tax base is assessed on future property development.

After questions from the Planning Commission, Howe clarified the following information:

- Consistency is required between zoning and the Comprehensive Plan
- Clarified the difference between R1, R2, and R3 zoning districts

The Commission directed staff to prepare a detailed report on the proposed properties to the next meeting.

VIII. OLD BUSINESS

There was no old business.

IX. REPORTS FROM STAFF

Howe reported that the Polar Plaza project is progressing slower than anticipated due to high construction prices and interest rates.

X. REPORTS FROM COUNCIL LIAISON

Nordby noted Tuesday's City Council meeting was a record setting 17 minutes long and meals per diem amounts have changed and recommended checking with the Deputy City Clerk Jennie Kloos if there are any questions.

XI. REPORTS FROM COMMISSIONERS

Muhic expressed his concern with residents receiving fines during "No Mow May." Norby suggested seeking advice from the City Attorney on this issue.

XII. ADJOURNMENT

There being no further business, motion to adjourn by Rathe, and seconded by Brenna, with all present voting aye (5-0). Motion carried to adjourn the meeting at 7:37 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, May 3, 2023 at 6:30 p.m.

Members, please notify any planned absences to: Chris Cherne
Planning Commission Secretary
651-747-2400
chris.cherne@northstpaul.org