



**Planning Commission
Regular Meeting Minutes
May 4, 2023
6:30 PM**

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

I. CALL TO ORDER

Chair Patrick Blees called the meeting to order at 6:30 PM.

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

Blees asked for a motion to adopt the 05-04-2023 Planning Commission meeting agenda.
M/Brenna, S/Rathe.
Motion carried 5-0.

IV. APPROVAL OF MINUTES

A. Approval of April 6, 2023 Meeting Minutes

Blees requested a grammatical error on Section VII. Item A be corrected.
Blees asked for a motion to approve the April 6, 2023 meeting minutes as amended.
M/Wise, S/Muhic.
Motion carried 5-0.

V. MEETING OPEN TO THE PUBLIC

John Schmahl, 2750 Chisholm Avenue, shared his concerns that zoning map amendments may have a negative impact on the people of North St. Paul and requested the Commission notify property owners if any decisions will affect their property.



VI. PUBLIC HEARINGS

There were no public hearings scheduled.

VII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

A. Zoning Map Amendment Discussion

The Planning Commission discussed a variety of inconsistencies between the current zoning map and future land use (FLU) map and questioned the impact of rezoning on the following properties:

Area 1: 2027-2045 17th Avenue East

The site is currently zoned Single Family and the FLU designation is medium density residential. Rezoning of this area is not necessary for conformity with the zoning ordinance. The Commissioners agreed not to preemptively rezone this site.

Area 2: Cardinal Gardens

The site is currently zoned Single Family and the FLU designation is medium density residential. Rezoning of this area would bring the area into conformity with the zoning ordinance; however, rezoning is not necessary given its planned unit development (PUD) approval. The Commissioners agreed not to preemptively rezone this site.

Area 3: Margaret Street/15th Ave E

The site is currently zoned Single Family and the FLU designation is medium density residential. Rezoning of this area would bring the area into conformity with the zoning ordinance; however, rezoning is not necessary under the PUD approval. The Commissioners agreed not to preemptively rezone this site.

Area 4: Delaware and 17th Avenue

The site is currently zoned Single Family and the FLU designation is medium density residential. A plat for the pan-handle shaped parcel was approved as a PUD in 2020 and has since expired as the developer decided not to complete the project. Rezoning the area could provide incentive for future development. A potential negative impact of rezoning would include the loss of design control. The Commissioners agreed not to preemptively rezone this site.

Area 5: 7th Street Townhomes

The site is currently zoned Single Family and the FLU designation is medium density residential. Rezoning of this area could bring the townhome site into conformity with the zoning ordinance; however, rezoning is not necessary under the PUD approval. The Commission agreed to approach the property owner to the north about the option to rezone. The Commission will continue its conversation on this site based on the outcome of the discussion with the property owner.

Area 6: 2047-2069 Division Street N

The site is currently zoned Single Family and the FLU designation is medium density residential. Aside from the fact that the parcels are along Highway 120 and that surrounding areas are planned for medium density, there is no readily apparent reason as to why these parcels were



selected for rezoning. The Commissioners agreed not to preemptively rezone this site. Another factor to consider is the future reconstruction of MN Highway 120.

Areas 7, 8, 9: 2183 and 2215 Division Street N, 2305 and 2289 Division Street N, 2349 Division St and 2733 6th Ave E

The site is currently zoned Single Family and the FLU designation is medium density residential. If rezoned to R2, the lots could be split to contain four dwellings (2 twins), although it would create an island of spot zoning that would differ from the immediate surrounding area. The Commission agreed to hold off on preemptively rezoning these areas due to the uncertainty of MnDOT's future plans with Highway 120 and to avoid the practice of spot zoning.

Wise stated that if the City wants to welcome development, particularly with areas 4 and 5, it should take the initiative to rezone any desirable parcels. Wise clarified that rezoning does not force the property owners to do anything, but sets the stage for a more long-term vision of the City. Blees agreed.

XI. REPORTS

Wise promoted the Citywide Garage Sale event that takes place from May 4-6, 2023.

Blees and Muhic advertised the Citywide Cleanup scheduled on Saturday, May 13, 2023 from 8:00 AM-11:00 PM at the Public Works facility.

Howe stated that a right of way encroachment agreement at 2649 7th Ave E was approved at the May 2, 2023 City Council meeting.

IX. ADJOURNMENT

Blees asked for a motion to adjourn the meeting at 7:48 PM.

M/Rathe, S/Muhic.

Motion carried 5-0.

The next regularly scheduled Planning Commission Meeting is Thursday, June 1, 2023 at 6:30 p.m.

Members, please notify any planned absences to: Chris Cherne
Planning Commission Secretary
651-747-2440
chris.cherne@northstpaul.org