



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

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

I. CALL TO ORDER

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

II. ROLL CALL

COMMISSION

Patrick Blees, Chair

Andrew Wise, Vice-Chair

Erik Brenna, Commissioner Absent

Cameron Muhic, Commissioner

Jim Rathe, Commissioner

Jason Nordby, City Council Liaison Absent

STAFF

Brandy Howe, Community Development Director

III. ADOPT AGENDA

Blees asked for a motion to adopt the 07-06-2023 meeting agenda.

M/Wise, S/Rathe.

Motion carried 4-0.

IV. APPROVAL OF MINUTES

A. Approval of June 3, 2023 Special Meeting Minutes

Blees asked for a motion to approve the June 3, 2023 special meeting minutes.

M/Rathe, S/Wise.

Motion carried 3-0, with Muhic abstaining.

V. MEETING OPEN TO THE PUBLIC

There were no public comments.

VI. PUBLIC HEARINGS

There were no public hearings scheduled.

VII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

A. Zoning Map Amendment Discussion



The Planning Commission continued their discussion from the May 4, 2023 meeting and discussed a variety of inconsistencies between the current zoning map and future land use (FLU) map. The Commission reviewed the potential rezoning of the following areas of the city:

Area 10: South Side of 7th Ave Between McKnight and 2nd St

The site is currently zoned Single Family and the FLU designation is Medium Density. If the properties are rezoned, it would give a signal to developers that the City is ready for higher density development. On the contrary, if the parcels were not to be rezoned, it would send a signal that the City is happy with keeping single family housing in that particular area. The Commissioners discussed dwelling units per acre and the long-term benefits of rezoning the parcels to higher density. Blees recommended the Commission consider what the property owners feel about the FLU designation and the potential of rezoning. Muhic stated that since 7th Ave is one of the main corridors in North St. Paul, this area is more prone for redevelopment. Rezoning the parcels would bring it into conformity with other parcels along 7th Ave. Wise agreed and stated apartments are not inherently bad and that cities need them to thrive. The Commissioners agreed to mark Area 10 for potential rezoning.

Area 11: South Side of 7th Ave Between 2nd St and 1st St

The site is currently zoned Medium Density and the FLU designation is High Density. The Commissioners discussed the practicalities of rezoning the parcels to higher density and issues such as transit and parking. The Commissioners ultimately agreed to mark Area 11 for potential rezoning.

Area 12: Block Between 1st Street/Helen St and 3rd Ave/2nd Ave

The site is currently zoned Single Family and the FLU designation is Medium Density. The area is adjacent to parcels zoned for a higher density. The Commissioners agreed to mark Area 12 for rezoning.

Area 13a: Downtown Private Parking

The site is currently zoned High Density and Corridor Mixed Use and the FLU designation is Downtown Mixed Use and High Density. The Commissioners agreed that zoning should match the adjacent multi-use building it serves and marked Area 13a for potential rezoning.

Area 13b: Downtown Private Parking

The triangular parcel is currently zoned High Density and the FLU designation is Downtown Mixed Use. The Commissioners agreed that zoning should match the adjacent building it serves and marked Area 13b for potential rezoning.

Area 14: Area abutting Parking Facility on Corner of 5th Ave and Charles St

The site is currently zoned Single Family and the FLU designation is High Density for the northern parcels and Medium Density for the southern parcels. The Commissioners agreed with the FLU designation of the area and marked Area 14 for potential rezoning.

Area 15a: Area between Charles St and Henry St abutting 7th Ave

The site is currently zoned High Density and the FLU designation is Downtown Mixed Use. The Commissioners agreed to mark Area 15a for potential rezoning.

Area 15b: Area between Charles St and Henry St abutting 8th Ave

The site is currently zoned Single Family and the FLU designation is Medium Density. The Commissioners agreed to mark Area 15b for potential rezoning.

Area 16: Area between 10th Ave and 9th Ave abutting Hwy 120

The site is currently zoned Single Family and the FLU designation is Medium Density. The Commissioners agreed to mark Area 16 for potential rezoning.



Area 17: Area Owned by Old National Bank

The site is currently zoned Downtown Mixed Use and the FLU designation is Corridor Mixed Use. The Commission discussed the benefits of development in this area of the City. The Commissioners agreed to mark Area 17 for potential rezoning.

Area 18: Back Portion of City Hall and the Police/Fire Station

The site is currently zoned Corridor Mixed Use and the FLU designation is Downtown Mixed Use. The Commissioners agreed to mark Area 18 for potential rezoning.

Area 19: Community Center Building, Parking Lot and Stormwater Facility Pond

The site is currently zoned Corridor Mixed Use and the FLU designation is Park and Single Family. The Commissioners agreed to not consider Area 19 for rezoning at this time.

The Commission suggested an informal presentation be given to City Council at an upcoming workshop meeting to receive some initial input. Howe agreed. The presentation can be expected to be given in fall/early winter. Once initial input has been received, the Planning Commission will revisit this topic.

VIII. REPORTS

Howe reported that per the Commission's direction, she had a meeting with the owners of 2264 7th Street regarding the future land use designation of their land. The property owners preferred to keep their existing R-1 zoning and that no action to rezone be made at this time.

Howe reported she is in the early stages of updating the zoning code and plans to begin updating it with the Planning Commission at next month's meeting.

The Parks & Recreation Commission have a parks and open space community survey and asked to spread the word.

Blees, Muhic and Wise praised the Public Works Department for their timely response to issues regarding signs, potholes and meters.

IX. ADJOURNMENT

Blees asked for a motion to adjourn the meeting at 7:43 PM.

M/Rathe, S/Muhic.

Motion carried 4-0.

The next regularly scheduled Planning Commission Meeting is Thursday, August 8, 2023 at 6:30 PM.

Members, please notify any planned absences to:

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