



**Planning Commission
Special Meeting Minutes
July 10, 2024
5:15 PM**

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

I. CALL TO ORDER

Community Development Director Grams called the meeting to order at 5:15 PM.

II. ROLL CALL

COMMISSION

Patrick Blee, Chair	Absent
Andrew Wise, Vice-Chair	Absent
Arthur Alvarez, Jr., Commissioner	
Stephanie Kane-Burback, Commissioner	
Elizabeth Gadbois, Commissioner	
Cameron Muhic, Commissioner	
Jim Rathe, Commissioner	

STAFF/LIAISONS

Riley Grams, Community Development Director

III. ADOPT AGENDA

Grams asked for a motion to adopt the July 10, 2024 special meeting agenda.
M/Muhic, S/Rathe.
Motion carried 5-0.

IV. APPROVAL OF MINUTES

A. Approval of June 6, 2024 Meeting Minutes
Grams asked for a motion to approve the June 6, 2024 meeting minutes.
M/Alvarez, S/Gadbois.
Motion carried 5-0.

V. MEETING OPEN TO THE PUBLIC

There was no public comment.

VI. PUBLIC HEARINGS

There were no public hearings.

VII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

- A. Recommend Approval of Delaware Place Final Plat
Recommend Approval of Delaware Place Final Planned Unit Development (PUD)



Grams stated that the subject site is located on the corner of Delaware Ave and 17th Ave E. The subject site is approximately 2.43 acres. The site has been owned by the City of North St. Paul since 2010. In the spring of 2024, the City issued an RFP for development on the site and received 3 proposals. The selected proposal by Andrus Built LLC includes the development of 10 townhouse units (twin homes) and a 1.5-acre open space area. 4 units will front Delaware Avenue and 6 units will front 17th Ave E. The Planning Commission reviewed the preliminary plat and preliminary PUD at their May 2, 2024 meeting. Grams clarified that park dedication fees will total \$9,000 being \$900 per unit.

Grams stated that the final plat demonstrates the final subdivision of the land into the 10 townhome lots and the outlot for open space. Staff recommend the Planning Commission recommend approval to City Council of the Delaware Place final plat and final PUD applications subject to the approval conditions contained in the draft resolutions.

Rathe asked if there have been any changes made between the final PUD and plat with the preliminary PUD and plat that the Planning Commission reviewed at their May 2, 2024 meeting. Grams responded that staff have noted no changes. Muhic asked why basements were not an option for this development. Grams responded that the water table is relatively high at the subject property.

Grams asked for a motion to recommend approval of the final plat and PUD for the Delaware Place Development to City Council.

M/Rathe, S/Muhic.

Motion carried 5-0.

VIII. REPORTS

There were no reports.

IX. ADJOURNMENT

Grams asked for a motion to adjourn the meeting at 5:27 PM.

M/Rathe, S/Muhic.

Motion carried 5-0.

The next regularly scheduled Planning Commission Meeting is Thursday, August 1, 2024 at 6:30 PM.

Members, please notify any planned absences to:

Chris Cherne
Planning Commission Secretary
651-747-2440
chris.cherne@northstpaul.org