
**November 7, 2024
6:30 PM**

The Planning Commission Meeting will be conducted on **November 7, 2024** at 6:30 p.m. in the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

You can watch the meeting on our YouTube channel here: <https://tinyurl.com/NSPYouTube>

I. Call to Order

II. Roll Call

COMMISSION

Patrick Blees, Chair

Andrew Wise, Vice-Chair

Arthur Alvarez, Jr. Commissioner

Stephanie Kane-Burback, Commissioner

Elizabeth Gadbois, Commissioner

Cameron Muhic, Commissioner

Jim Rathe, Commissioner

STAFF/LIAISONS

Jason Nordby, City Council Liaison

Riley Grams, Community Development Director

Chris Cherne, Planning Commission Secretary

III. Adopt Agenda

IV. Approval of Minutes

A. Approval of October 3, 2024 Meeting Minutes

V. Meeting Open to the Public

This Open Forum is an opportunity for persons to address the Planning Commission on items not on the agenda. A completed public comment form should be presented to the staff liaison prior to the meeting. Comments will be limited to 3 minutes per person. While the Commission may ask clarifying questions of the speaker, no formal action by the Commission or discussion will be held on these items.

VI. Public Hearings

A. Zoning Text Amendment as it Relates to Fences

VII. Commission Business, Action Items & Recommendations

VIII. Reports

IX. Adjournment

The next regularly scheduled Planning Commission meeting is December 5, 2024.



To

Planning Commissioners

Date

November 7, 2024

Agenda Placement #

Approval of Minutes

Subject

Approval of October 3, 2024 Meeting Minutes

Background/Facts

N/A

Recommended Action

Staff recommend approval of the October 3, 2024 Meeting Minutes.

Attachments

1. PC Minutes 10-03-2024

Respectfully submitted,

Chris Cherne, Community Development Administrative Assistant



**Planning Commission
Regular Meeting Minutes
October 3, 2024
6:30 PM**

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

I. CALL TO ORDER

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

II. ROLL CALL

COMMISSION

Patrick Blees, Chair

Andrew Wise, Vice-Chair

Arthur Alvarez, Jr., Commissioner

Stephanie Kane-Burback, Commissioner Absent

Elizabeth Gadbois, Commissioner

Cameron Muhic, Commissioner

Jim Rathe, Commissioner Absent

STAFF/LIAISONS

Jason Nordby, City Council Liaison

Riley Grams, Community Development Director

III. ADOPT AGENDA

Blees asked for a motion to adopt the October 3, 2024 meeting agenda.

M/Wise, S/Muhic.

Motion carried 5-0.

IV. APPROVAL OF MINUTES

A. Approval of September 5, 2024 Meeting Minutes

Blees asked for a motion to approve the September 5, 2024 meeting minutes.

M/Gadbois, S/Alvarez.

Motion carried 5-0.

V. MEETING OPEN TO THE PUBLIC

There were no public comments.

VI. PUBLIC HEARINGS

A. Conditional Use Permit (CUP) Application 2586 7th Ave E

Community Development Director Grams presented the staff report regarding the CUP Application at 2586 7th Ave E for an Adult Day Care facility serving 13 or more persons. The Applicant proposes to serve a demographic of adults with disabilities by providing life skills training, employment services, enrichment programs and activities, and community integration through trips into the community. The subject property is located in the MU-1: Downtown Mixed-Use District. The MU-1: Downtown Mixed-Use



District allows for Day Care Facility (serving 13 or more persons) as a conditional use in compliance with the applicable standards. A conditional use permit may be issued for a use that may be allowed in a zoning district and compatible with the district's character only if controlled through additional standards and discretionary review. The proposed use is anticipated to be suitable within the zoning district.

Chair Blees opened the Public Hearing at 6:39 PM.

Nathan Peske, 2657 5th Ave E, asked what the hours of the facility will be and what is the number of people that will be there during the day. Peske asked for the reason of requiring a conditional use permit for this particular project.

Dawson Kimyon, Applicant, indicated that the building hours are 7 AM - 6 PM and program hours would be 7 AM - 4 PM, and the capacity is 35 clients at maximum and 15-20 staff at maximum. A total of around 50-60 people would be onsite.

Chair Blees closed the Public Hearing at 6:42 PM.

Muhic stated he has a concern based on the public comment in the packet, and asked for a clarification on whether vehicles transport multiple clients. Kimyon indicated that most of the individuals who will be attending the program will have transportation provided by Metro Mobility or Alcordia. Staff would be using their own transportation. Blees stated the public comment in the packet is important to consider and determine whether there are conditions that should be added to the Commission's recommendation to potentially alleviate any problems. Grams indicated there should be ample space to load and unload in the parking lot behind the facility, if that is something the Commission wants to include in their recommendation.

Wise asked the Applicant how loading and unloading was originally intended. Kimyon stated they have limited control of how clients are dropped off. Knowing that it is a preference to not have cars idling around residential uses, they will do their best to be discrete. Gadbois inquired about the possibility of adding an additional drop-off spot. Muhic stated staff should check with Metro Mobility to see what directions they give their drivers, and if they would be allowed to drop off in the parking lot. Nordby indicated that he has heard from nearby residents about this building, and suggested the City look into offering the residents on the west side of Charles the opportunity for "residential parking by permit" during business hours. Blees agreed that staff should interact with those residents and determine what would help.

Chair Blees asked for a motion to recommend approval of Resolution 2024-## Approving a Conditional Use Permit for Adult Day Care Facility (serving 13 or more persons) at 2586 7th Ave E with a condition that loading and unloading of clients take place off of public street driving lanes.

M/Muhic, S/Wise.

Motion carried 5-0.

VII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

There were no items of business, action, or recommendation.

VIII. REPORTS

Muhic stated that Metro Transit has released their expansion plan program for the next 5 years. One thing they have noted is replacing the 64N route through North St. Paul and replacing it with a route that begins at Maplewood Mall, goes through North St. Paul, and ends at the Larpenteur Shopping Center. That is something that the City should take a close look at the routes and offer their thoughts to Metro Transit.



Nordby encouraged everyone to get informed on those who are running for the upcoming election. There will be a City Council candidate forum at the American Legion on Thursday, October 24, 2024 at 6 PM.

IX. ADJOURNMENT

Blees asked for a motion to adjourn the meeting at 7:03 PM.
M/Gadbois, S/Alvarez.
Motion carried 5-0.

The next regularly scheduled Planning Commission Meeting is Thursday, November 7, 2024 at 6:30 PM.

Members, please notify any planned absences to:

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



To	Date
Honorable Mayor Monge and City Council	November 7, 2024
Agenda Placement # VI.A	
Public Hearings	
Subject	
Zoning Text Amendment as it Relates to Fences	
Background/Facts	
See enclosed staff report and draft ordinance.	
Recommended Action	

- Attachments**
1. Fence Regulations - PC 11-07-2024
 2. Fence Visuals
 3. PH Notice
 4. Ordinance - Front Yard as it Relates to Fences

Respectfully submitted,
Riley Grams, Community Development / Community Services Director

City of North St. Paul

Planning Commission Report



From: Riley Grams, Community Development Director
Chris Cherne, Community Development Administrative Assistant
Meeting Date: November 7, 2024
Agenda Item: Zoning Ordinance Update - Fences

INTRODUCTION

The North St. Paul zoning ordinance was most recently updated in the summer of 2024 with the adoption of new fence regulations. Since the implementation of the new fence regulations, staff have discovered unanticipated hardship on residential property owners whose homes are located farther than the minimum twenty-five-foot setback from the front lot line.

Under the previous residential fence regulations, homeowners were able to install a fence of up to six and one-half feet in the side and rear yards, and a fence of up to three and one-half feet in the required front yard. The front yard was defined as the area between the twenty-five-foot front yard setback and the front lot line.

The new fence regulations amended the definition of a front yard as it relates to fences to be the area between the closest point of the principal structure and the front lot line. This amendment was intended to garner more flexibility for home owners whose homes are located closer to the front lot line than the twenty-five-foot set back, and to create a more reasonable environment for fencing; however, it was not considered how these regulations would affect homeowners whose homes are located *farther* than the twenty-five-foot set back requirement.

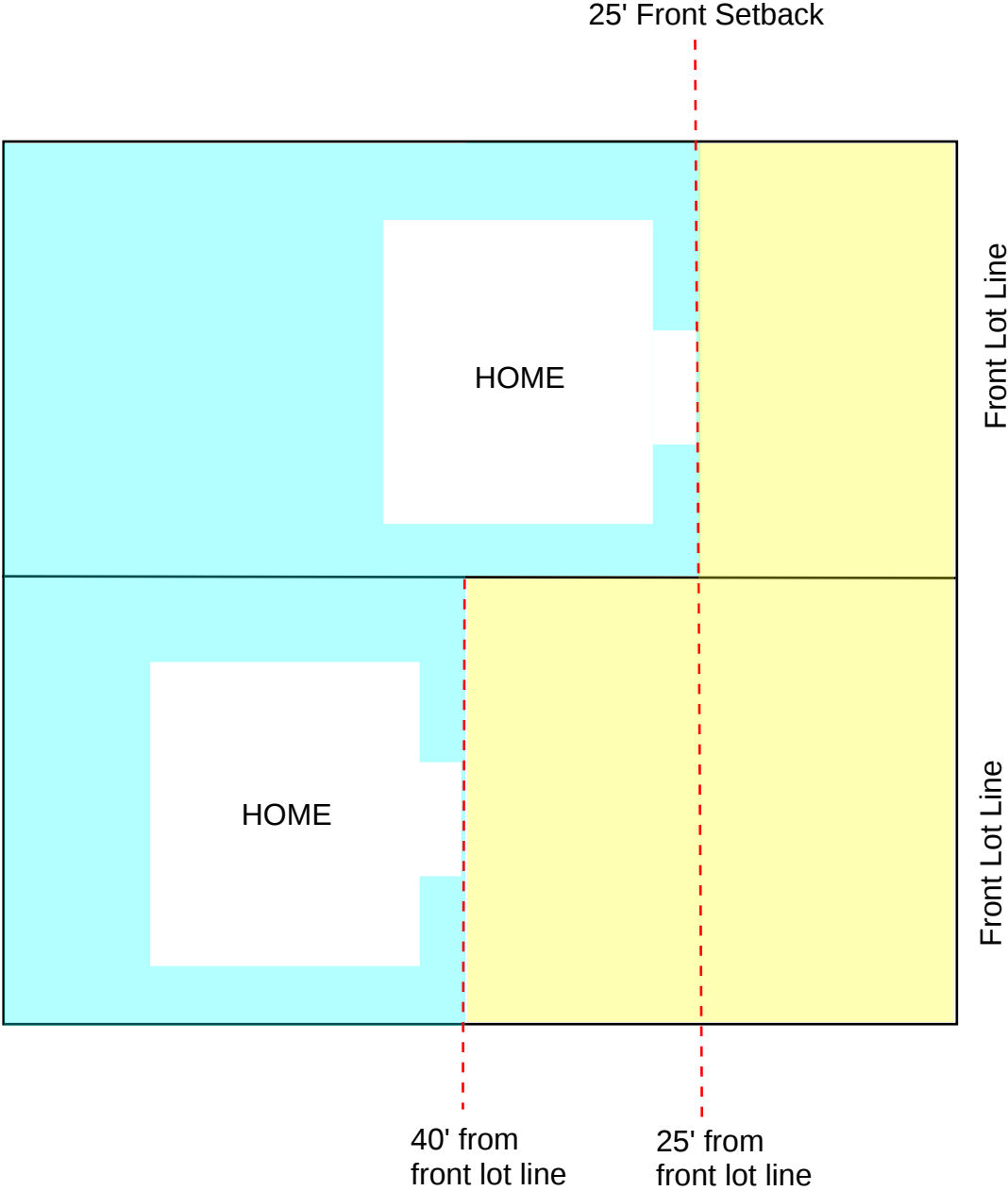
For example, one home may be located forty feet from the front lot line, and the homeowner is only able to install the shorter fence from the front of their home to the front lot line (40 feet in length). Their adjacent neighbor may have their home located twenty-five feet from the front lot line. Because of this, there is undue and unconsidered hardship for property owners who wish to install a seven-foot-high fence between the front of their home and the twenty-five-foot front setback line, but are unable to do so with the new fence regulations.

PROPOSED AMENDMENT

The following summarizes the proposed policy change to the fence regulations. The proposed amendment is included in the following section as well as the enclosed draft ordinance.

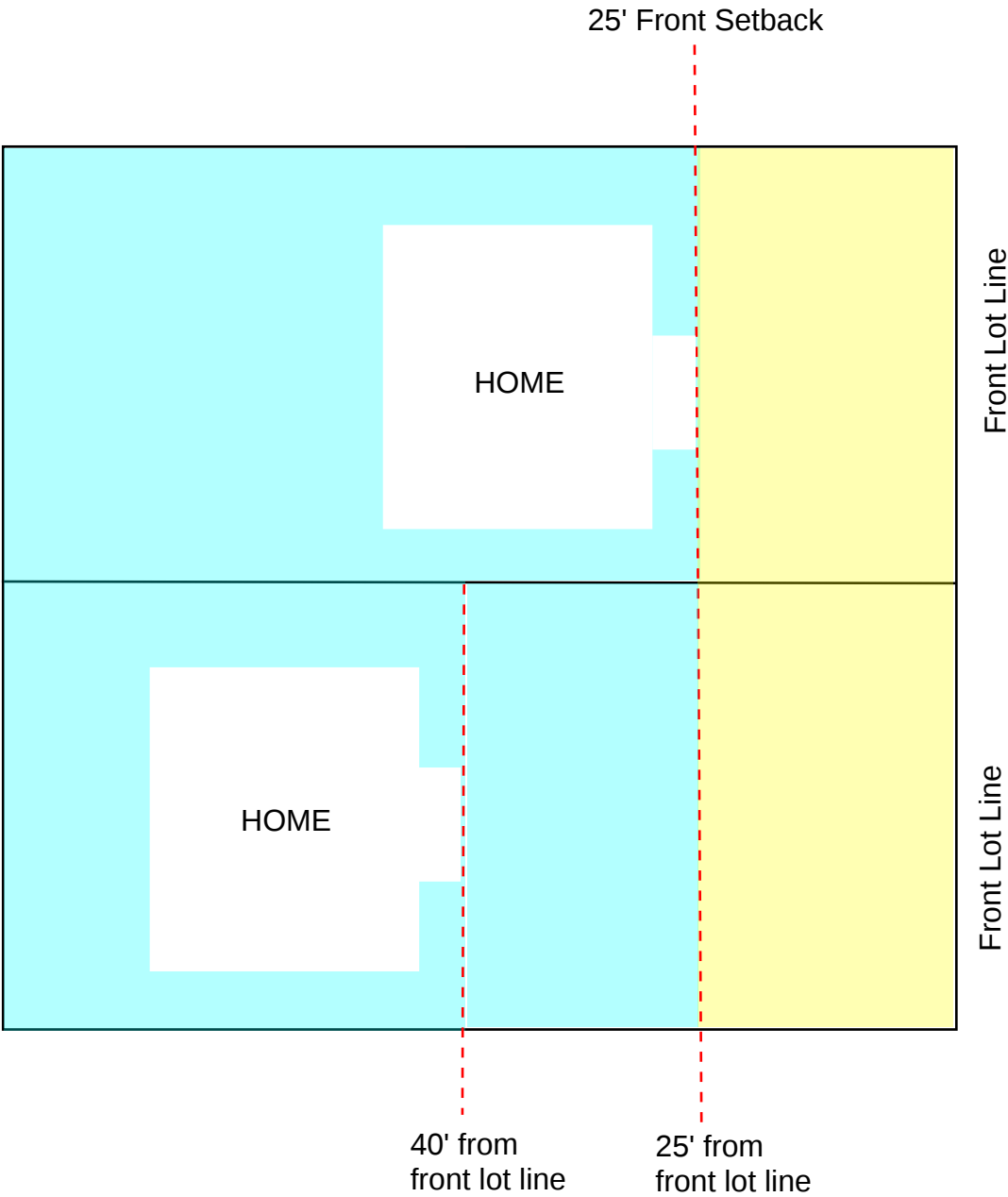
- Regulations for residential fences, height:
 - o Fences and walls shall not exceed a height of seven feet in rear or side yards.
 - o Fences and walls within the front yard shall not exceed a height of four feet. For the purpose of fencing, the front yard shall extend from the closest point of the principal structure toward the front property line, or shall extend from a twenty-five-foot front setback line toward the front property line, whichever is the shorter distance.

Fence Height & Front Yard Current Ordinance



- 4' Maximum Fence - CURRENT ORDINANCE
- 7' Maximum Fence - CURRENT ORDINANCE

Fence Height & Front Yard Proposed Ordinance



-  4' Maximum Fence - PROPOSED ORDINANCE
-  7' Maximum Fence - PROPOSED ORDINANCE

**CITY OF NORTH ST. PAUL
NOTICE OF PUBLIC HEARING
ON ZONING ORDINANCE AMENDMENT**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of North St. Paul will hold a public hearing to consider a Zoning Ordinance amendment as it relates to the definition of a front yard for the purpose of fencing.

The public hearing will be conducted on Thursday, November 7, 2024 at approximately 6:30 PM. The meeting will be held in the City Council Chambers of City Hall, located at 2400 Margaret St. N, North St. Paul.

All persons who desire to speak on this issue are encouraged to attend and will be given an opportunity to be heard at this meeting. Persons unable to attend may email comments to chris.cherne@northstpaul.org or call (651) 747-2440 prior to the meeting.

PUBLISH: October 28, 2024

CITY OF NORTH ST. PAUL

ORDINANCE NO. XXX

**AN ORDINANCE AMENDING THE NORTH ST. PAUL CITY CODE
AS IT RELATES TO FENCES AND WALLS**

The City Council of the City of North St. Paul does hereby ordain as follows:

SECTION 1. §154.010(A)(11)(b) of the zoning ordinances pertaining to the regulation of residential fences and walls is hereby amended with the following original text, added text, and ~~deleted text~~.

§ 154.010(A)(11) FENCES AND WALLS.

(b) Regulations for Residential Fences.

i. Height.

1. Fences and walls shall not exceed a height of seven feet in rear or side yards.
2. Fences and walls within the front yard shall not exceed a height of four feet. For the purpose of fencing, the front yard shall extend from the closest point of the principal structure toward the front property line, or shall extend from a twenty-five-foot front setback line toward the front property line, whichever is the shorter distance.

ii. Materials.

1. Prohibited materials include chicken wire, barbed wire, plastic webbing or netting, fences made of makeshift, flimsy materials or other materials which are made from paper, twine, rope, tin, and the like.
2. Fences must be installed so that the more finished side faces the adjacent property. If the fence has posts on one side, the posts shall be placed on the inside side of the fence.

iii. Construction and Maintenance.

1. No fence may be connected to that of a neighbor's unless the owner of the adjoining property agrees, in writing, that the fence may be connected. This agreement shall be submitted at the time of zoning permit application.
2. All fences must be kept in good repair and appearance on both sides of the fence by its owner.
3. The property owner is responsible for maintaining the area between the property line and the owner's fence.

SECTION 2. This ordinance shall be effective immediately upon its passage and publication.

ADOPTED by the City Council of the City of North St. Paul this ____ day of _____, 2024.

Motion by Council Member

Second by Council Member

Voting: Aye: Council Member
 Council Member
 Council Member
 Council Member
 Mayor

Nay:
Abstain:
Absent:

John Monge, Mayor

Attest: _____
Brian Frandle, City Manager