



**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:

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