



**Planning Commission
Regular Meeting Minutes
November 7, 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

Absent

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

III. ADOPT AGENDA

Blees asked for a motion to adopt the November 7, 2024 meeting agenda.

M/Muhic, S/Rathe.

Motion carried 6-0.

IV. APPROVAL OF MINUTES

A. Approval of October 3, 2024 Meeting Minutes

Blees asked for a motion to approve the October 3, 2024 meeting minutes.

M/Gadbois, S/Alvarez.

Motion carried 6-0.

V. MEETING OPEN TO THE PUBLIC

There were no public comments.

VI. PUBLIC HEARINGS

A. Zoning Text Amendment as it Relates to Fences

Grams presented the Staff Report for the zoning text amendment relating to fences. Grams noted that the City recently adopted updated fence regulations earlier in 2024, and since then, City Staff has received several inquiries from residents and discovered an unintended hardship relating to front yard fences where homes were located farther than the minimum 25-foot setback from the front property line. Grams stated that under the existing regulations, homeowners were able to install fences of up to seven feet in the side and rear yards and fences up to four feet in the front



yard. Due to potential unanticipated hardships, updated fence regulations are being proposed to amend the definition of the 'front yard' to be the area between the closest point of the principal structure and the front lot line, or a twenty-five-foot setback distance from the front lot line. Grams noted that this amendment is intended to give homeowners more flexibility whose homes are located further than the twenty-five-foot setback requirement. Grams indicated this using the attached diagrams found in the Planning Commission public packet.

Chair Blees opened the Public Hearing at 6:37 PM.

There were no in-person public comments.

Chair Blees closed the Public Hearing at 6:37 PM.

The Planning Commission discussed the information in a received email from a local resident and commented that the requested language essentially provided the same information as the Staff recommended language in the packet. The Planning Commission agreed to keep the Staff-provided language in the text amendment. Grams noted that the proposed amendment would read as follows: "For the purposes 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."

Chair Blees asked for a motion to recommend approval to City Council of the Ordinance Amending the North St. Paul City Code as it Relates to Fences and Walls as proposed.

M/Rathe, S/Alvarez.

Motion carried 6-0.

VII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

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

VIII. REPORTS

The Planning Commission discussed an update to the Article No. 7 project and noted the groundbreaking ceremony scheduled for December 4, 2024.

IX. ADJOURNMENT

Blees asked for a motion to adjourn the meeting at 6:54 PM.

M/Rathe, S/Muhic.

Motion carried 6-0.

The next regularly scheduled Planning Commission Meeting is Thursday, December 5, 2024 at 6:30 PM.

Members, please notify any planned absences to:

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