



**Planning Commission
Regular Meeting Minutes
January 2, 2025
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	Absent
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 January 2, 2025 meeting agenda.
M/Rathe, S/Muhic.
Motion carried 5-0.

IV. APPROVAL OF MINUTES

A. Approval of December 5, 2024 Meeting Minutes
Blees asked for a motion to approve the December 5, 2024 meeting minutes.
M/Rathe, S/Alvarez.
Motion carried 5-0.

V. MEETING OPEN TO THE PUBLIC

There were no public comments.

VI. PUBLIC HEARINGS

There were no public hearings.

VII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

A. Election of Chair and Vice-Chair
Chair Blees called for nominations for Chair and Vice-Chair.
Rathe nominated Blees for Chair.



Muhic nominated Wise for Vice-Chair.

There were no other nominations.

On motion by Rathe, seconded by Muhic, with all present voting aye (5-0), motion carried to elect Patrick Blees as the 2025 Chair and Andrew Wise as the 2025 Vice-Chair of the Planning Commission.

B. Discuss and Review 2025 Capital Improvement Plan (CIP) Amendments

Grams presented the 2025 Capital Improvement Plan (CIP) Amendments item to the Planning Commission. Each year the CIP is updated, reviewed, and approved by City Council. The CIP is a means to achieve the goals of the Comprehensive Plan. City Code §32.27 indicates that the Planning Commission shall review all proposed capital improvements within the City and make findings as to the compliance of the proposed capital improvements with the Comprehensive Plan. Grams stated the Commission should consider if any major edits need to be made to the CIP and direct staff accordingly.

Muhic expressed his concern that the City Council may adopt by a two-thirds vote a Resolution dispensing of the requirement that the Planning Commission shall review all proposed capital improvements if in its judgement it finds that the proposed capital improvement has no relationship to the Comprehensive Plan.

Nordby stated that some of the 2025 CIP items have been moved further down the road during the previous year's budgeting process. Nordby and Muhic recommended the Planning Commission review the 2026 CIP items in late spring of 2025 and offer their recommendations.

VIII. REPORTS

Nordby stated he is pleased to continue serving as the City Council Liaison for the Planning Commission in 2025.

Rathe wished everyone a happy new year.

Muhic asked if there has been any interest from developers in the City-owned lot downtown next to Sidewinders. Grams responded that there are no updates on the lot.

IX. ADJOURNMENT

Blees asked for a motion to adjourn the meeting at 7:04 PM.

M/Rathe, S/Muhic.

Motion carried 5-0.

The next regularly scheduled Planning Commission Meeting is Thursday, February 6, 2025 at 6:30 PM.

Members, please notify any planned absences to:

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