

VI. PUBLIC HEARINGS

A. Land Use Plan Amendment & Zoning Map Amendment

Roberts presented the staff report on the Land Use Plan Amendment & Zoning Map Amendment item. City staff have identified two areas along South Ave E and 7th Ave E for which the city should consider amending the future land use map and zoning map designations. The future land use designation for these areas is MU-3: Corridor Mixed-Use. The current zoning of this area is the same. Staff have indicated their doubts about these lots ever being redeveloped into something that is mixed-use. All the existing residential uses in these areas are legal nonconforming uses. If the property owners wanted to expand their homes or uses, they would not be allowed to do so according to the current zoning ordinance. Staff recommend rezoning these lots from MU-3: Corridor Mixed Use to R-2: Mixed-Residential Zoning District that allows for single family homes, duplexes and townhomes, thus bringing the current uses into compliance.

Chair Blees opened the public hearing at 6:53 PM.

Randy Reynolds, 2297 South Ave E, stated he wants assurance that the city will not take his land and that he won't be negatively affected by these changes.

Jeff Hansen, 2219 Oak Hill Pl, asked if there will be any effect on his taxes. Chair Blees stated that this designation does not have an effect on taxes.

Betty Schultz, 2395 7th Ave E, clarified the lots included within the proposed map amendments.

John Mcgehee, 2183 Belmont Ln, asked what the zoning designation was prior to the current zoning and why it was changed back then.

Chair Blees closed the public hearing at 6:58 PM.

Chair Blees asked for a motion to recommend to the City Council approval of the Comprehensive Plan Amendment for the Future Land Use Plan Map.

On motion by Commissioner Muhic, seconded by Commissioner Rathe, with Commissioners Muhic, Rathe, Gadbois, Kane-Burback, Alvarez and Blees voting aye, Commissioner Wise voting nay.
Motion carried 6-1.

Chair Blees asked for a motion to recommend to the City Council approval of a zoning map amendment to change the zoning for the residential properties in the study area from MU-3 (Corridor Mixed Use) to R-2 (Mixed Residential).

On motion by Commissioner Alvarez, seconded by Commissioner Rathe, with Commissioners Muhic, Rathe, Gadbois, Kane-Burback, Alvarez and Blees voting aye, Commissioner Wise voting nay.
Motion carried 6-1.

B. Zoning Ordinance Text Amendment – Home Occupations

Roberts presented the staff report on the Zoning Ordinance Text Amendment – Home Occupations item. At the previous meeting, the Commission reviewed a draft home occupation ordinance and provided suggestions for revisions. Staff have since made those revisions based on Planning Commission discussion and written comments from the public and presented the current draft home occupation for the Commission's review. The Commission discussed home occupations of in-home daycare, small engine repair and building trades, animal boarding and cottage food producers. The Commission agreed to strike "Animal Boarding" from the prohibited home occupations as that is already regulated in the Use Table of the zoning ordinance. Alvarez indicated his concerns about the regulation of building trades, and he does not want to see the city restrict people from making a living doing this work.



There were no members of the public present to provide comments on the proposed home occupation ordinance. Elaine Barton submitted a written comment to the Planning Commission regarding clarification items for the home occupation ordinance.

Blees asked for a motion to recommend to the City Council approval of Ordinance 2025-XXX, a zoning ordinance text amendment to repeal and replace the existing City Code language related to Home Occupations in North St. Paul as presented, including the following changes: striking "Animal Boarding" from prohibited home occupations, striking "In-Home Daycare" from the ordinance, designating "Cottage Food" as a Level 2 home occupation.

On motion by Commissioner Wise, seconded by Commissioner Gadbois, with Commissioners Muhic, Rathe, Gadbois, Kane-Burback, Wise and Blees voting aye, Commissioner Alvarez voting nay. Motion carried 6-1.

VII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

There was no commission business, action items or recommendations.

VIII. REPORTS

Wise asked what should be done about the comment provided during the Meeting Open to the Public portion of the meeting. Blees asked staff to follow up with the complaints.

Blees encouraged everyone to look at the city newsletter as there are many exciting things going on. Blees also recommended everyone to attend City Council meetings.

Roberts stated there will be no City Council meeting on August 5, 2025, as that is National Night Out. Roberts stated that the Comprehensive Plan and Zoning Ordinance Amendments will go to City Council for action at their upcoming meeting on July 15, 2025. At the upcoming Planning Commission meeting on August 7, 2025, there will be discussion regarding the revised Subdivision Ordinance.

IX. ADJOURNMENT

Blees asked for a motion to adjourn the meeting at 7:43 PM.
M/Rathe, S/Alvarez.
Motion carried 7-0.

The next regularly scheduled Planning Commission Meeting is Thursday, August 7, 2025, at 6:30 PM.

Members, please notify any planned absences to:

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