



**Planning Commission
Regular Meeting Minutes
January 8, 2026
6:30 PM**

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

I. CALL TO ORDER

Vice-Chair Wise called the meeting to order at 6:30 PM.

II. ROLL CALL

COMMISSION

Patrick Blee, Chair	Absent
Andrew Wise, Vice-Chair	
Arthur Alvarez, Jr., Commissioner	
Stephanie Kane-Burback, Commissioner	Absent
Elizabeth Gadbois, Commissioner	
Cameron Muhic, Commissioner	

STAFF/LIAISONS

Jason Nordby, City Council Member	Absent
Ken Roberts, Community Development Director	

III. ADOPT AGENDA

Wise asked for a motion to adopt the January 8, 2026, meeting agenda.
M/Gadbois, S/Muhic.
Motion carried 4-0.

IV. APPROVAL OF MINUTES

A. Approval of December 4, 2025, Meeting Minutes

Wise asked for a motion to approve the December 4, 2025, Meeting Minutes.
M/Muhic, S/Alvarez.
Motion carried 4-0.

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

Vice-Chair Wise called for nominations for Chair.

Wise nominated Blee for Chair.

There were no other nominations.

On motion by Gadbois, seconded by Alvarez, with all present voting aye (4-0), motion carried to elect Patrick Blee as the 2026 Chair of the Planning Commission.

Vice-Chair Wise called for nominations for Vice-Chair.

Alvarez nominated Wise for Vice-Chair.

There were no other nominations.

On motion by Wise, seconded by Muhic, with all present voting aye (4-0), motion carried to elect Andrew Wise as the 2026 Vice-Chair of the Planning Commission.

B. Better Ordinances and Ongoing Streamlined Transformation Summary

Roberts presented the Better Ordinances and Ongoing Streamlined Transformation (BOOST) Summary item to the Planning Commission. The BOOST Initiative aims to update selected portions of the City Code Land Use regulations. Over the next few months, staff will bring forward several code amendment packages intended to improve clarity, eliminate redundancies, and ensure the code reflects current practices and expectations in North St. Paul.

Over time, incremental changes to the zoning and subdivision regulations have resulted in inconsistencies, overlapping procedures, and sections that no longer align seamlessly with one another. Staff will review to modernize the organization of many of the land use-related code sections to improve clarity and readability, strengthen internal consistency, enhance administrative efficiency, and support predictable development review.

For each Planning Commission meeting, as time allows, staff will prepare a staff report and an outline of the proposed Amendment Package, with an overview of themes and organizational improvements and draft ordinance language for initial discussion.

On motion by Muhic, seconded by Alvarez, with all present voting aye (4-0), motion carried to support the proposed Better Ordinances and Ongoing Streamlined Transformation (BOOST) initiative.

C. Zoning Ordinance Text Amendments

Roberts presented the Zoning Ordinance Text Amendments item to the Planning Commission. City staff have prepared three sets of zoning ordinance text amendments for consideration by the Planning Commission.

City staff propose an amendment to the zoning code definition for Limited Production and Processing. The change to the definition will help clarify the types of uses the city will allow with this designation. Wise stated that he agrees with the language as presented.

City staff also propose an amendment to Table 3 of the zoning ordinance. Table 3 lists all possible land uses in the city, in what zoning district it is possible to locate a use as a permitted, conditional or interim use, and if there are special provisions for the use. Staff propose to add deli and bakery as permitted uses, add clarifying language to several uses, and revise descriptions of

several uses as they relate to motor vehicles, fuel sales, and convenience stores. Staff also propose to delete manufactured housing as a permitted use in the R-1 zoning district and hospitals as a permitted use in the MU-3: zoning district. The Commission discussed and agreed to adding into Table 3 the following language: “Motor vehicle station with fuel sales or charging station with or without retail convenience store.”

Muhic stated that under Manufactured Housing (Home Parks) that there are some very attractive manufactured homes out there and it should be spelled out a little bit more so that manufactured housing is allowed, but home parks are not. Alvarez stated that there is a difference between modular and manufactured housing. Gadbois clarified that individual manufactured housing would still be allowed in the R-1 district, but not the home park. The Commission reached a consensus to clarify the language to be separate: Home Park (not allowed in the R-1 district) and Manufactured Housing (permitted in the R-1 district).

City staff also propose several amendments to §154.008 Overlay Districts- the Downtown Overlay District. The proposed zoning code amendments are based on language in the current Downtown Design Manual with a few sections from the St. Paul zoning ordinance. The goal of the proposed changes is to help ensure readers, property owners, and potential developers of property in the Downtown Overlay District are aware of the primary applicable design standards for those properties. The Commission discussed whether architectural details should be repaired if possible before proceeding with replacement. The Commission agreed that architectural details shall be repaired or replaced with like-kind design and materials with similar architectural features.

Wise indicated that the section indicating “All publicly visible facades should be 100 percent brick including side walls adjacent to pedestrian walkways...” is restrictive. The Commission agreed to change 100 percent to 75 percent in this language, and that the material may be brick or stone veneer. The Planning Commission reached a consensus to proceed with the recommended changes. This item will be brought back to the Planning Commission in a future meeting for recommendation.

D. 2026 Planning Commission Work Plan

Roberts provided an overview of the 2026 Planning Commission Work Plan. The work plan has been revised based on previous Planning Commission comments and feedback. Wise stated he would like to see off-street parking regulations as an upcoming priority for the Planning Commission to review.

VIII. REPORTS

Muhic stated that he saw online that the History Cruzer Car Show will move from weekly to biweekly. Part of their given reason was difficulties dealing with both the crowds and the city. There were a lot of people in the comments stating how hard it is to work with the city these days. Muhic wondered if there needs to be a committee of residents to determine whether the city is making things more difficult for people.

Roberts described the special event permit process and insurance requirements of the city. Roberts stated at the next Planning Commission meeting there will be two public hearings. One public hearing will be for a proposed second car wash at Kwik Trip, and the other public hearing will be for a variance request to allow a 6' height fence in a residential front yard.



There is a vacancy on the Planning Commission. The City has received two applications. Staff will work to get those interviews scheduled in the coming weeks.

IX. ADJOURNMENT

Wise asked for a motion to adjourn the meeting at 7:51 PM.

M/Alvarez, S/Muhic.

Motion carried 4-0.

The next regularly scheduled Planning Commission Meeting is Thursday, February 5, 2026, at 6:30 PM.

Members, please notify any planned absences to:

Chris Cherne
Planning Commission Secretary
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