



**Planning Commission
Regular Meeting Minutes
February 5, 2026
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
Elizabeth Gadbois, Commissioner
Cameron Muhic, Commissioner

STAFF/LIAISONS

Jason Nordby, City Council Member
Ken Roberts, Community Development Director
Chris Cherne, Planning Commission Secretary

III. ADOPT AGENDA

Blees asked for a motion to adopt the February 5, 2026, meeting agenda.
M/Muhic, S/Wise.
Motion carried 5-0.

IV. APPROVAL OF MINUTES

A. Approval of January 8, 2026, Meeting Minutes

Blees asked for a motion to approve the January 8, 2026, Meeting Minutes with a correction under section IV.A indicating that Wise asked for a motion and not Blees.
M/Wise, S/Muhic.
Motion carried 5-0.

V. MEETING OPEN TO THE PUBLIC

There were no public comments.

VI. PUBLIC HEARINGS

- A. Variance Request – 2718 16th Ave E
Cherne presented the Variance Request – 2718 16th Ave E staff report to the Planning Commission. Applicant Timothy Taylor is seeking a variance from the residential fence

regulations to install a six foot (6') tall fence along the easternmost lot line of his property within the front yard to provide screening from the lot to the east with a nonresidential use. Cherne provided the Planning Commission with the applicant's statement and analysis of the variance review criteria. Staff find the variance request to be in harmony and consistent with the general purposes and intent of the Comprehensive Plan and the Zoning Ordinance, the proposal will not adversely affect the health, safety, or general welfare of the City, the property owner proposes to use the property in a reasonable manner, the plight of the landowner is due to circumstances unique to the property, and that the variance, if granted, will not alter the essential character of the locality. Staff recommended the Planning Commission make a motion to request staff to prepare a resolution with findings of fact consistent with an approval of the variance request.

Chair Blees opened the public hearing at 6:51 PM.

Blees stated that on Friday, January 30, 2026, staff received a phone call from Dan Goetzman, the owner of HIS LAND COMPANY LLC that owns 2730 16th Ave E (Dairy Queen lot). The property owner stated that he is in support of this variance application.

There were no further public comments.

Chair Blees closed the public hearing at 6:52 PM.

Chair Blees asked for a motion to recommend to City Council approval of the fence-height variance request at 2718 16th Ave E.

M/Alvarez, S/Wise.

Motion carried 5-0.

B. Zoning Ordinance Text Amendments

Roberts presented the Zoning Ordinance Text Amendments item to the Planning Commission. At their January 8, 2026, meeting, the Planning Commission reviewed three draft zoning ordinance amendments including a revision to the definition of Limited Production and Processing, revisions to the uses listed in Table 3, and revisions to Section §154.008 Overlay Districts as it relates to the Downtown Overlay District. Based on Planning Commission feedback from the previous meeting, the requested revisions and clarifications have been made in the final draft presented for the public hearing. Staff recommend the Planning Commission recommend to City Council the approval of the ordinance amending various sections of Chapter 154 of the Zoning Ordinance.

The Commission agreed to clarify that the downtown overlay section §154.008(B)(4)(c) indicating that "All publicly visible facades should be 100 percent brick and/or stone veneer..." should be 75 percent. Muhic asked if there should be additional information in section §154.008(B)(4)(h) that would help to limit the burden of requiring building renovations and restoration projects to use at least 50 percent brick material. The Planning Commission agreed to keep the language as presented.

Chair Blees opened the public hearing at 7:07 PM.

There were no public comments.

Chair Blees closed the public hearing at 7:08 PM.

Chair Blees asked for a motion to recommend to City Council the approval of the ordinance amending various sections of Chapter 154 of the Zoning Ordinance with the recommended change in §154.008(B)(4)(c).

M/Muhic, S/Gadbois.

Motion carried 5-0.

VII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

A. Conditional Use Permit Amendment and Site Plan Review – 2275 Anchor Dr

Roberts presented the Conditional Use Permit Amendment and Site Plan Review – 2275 Anchor Dr item to the Planning Commission. The applicant Zach Stackhouse, on behalf of Kwik Trip, submitted applications to the City for a Conditional Use Permit (CUP) amendment and for site plan approval to facilitate the addition of a second car wash bay on the north side of the existing facility located at 2275 Anchor Dr. Project plans indicate that the addition will have full brick cladding and a standing seam metal roof to match the existing building. There also will be changes to the existing landscaping to accommodate the car wash addition. The CUP for this lot was originally issued by the City in 2019. Due to the proposed addition of a second car wash bay, a CUP amendment is required.

Roberts reviewed the proposed project plan set with the Planning Commission. Roberts noted the proposed landscaping plan. The relocation of the transformer from the west side of the building to the south property line adjacent to a tree is concerning due to potential for tree or infrastructure damage. There also is one existing light pole to the north of the building that is proposed to be removed. The submitted plans do not show a new light pole going in. Staff would recommend that the applicant submit a new lighting plan. The City Engineer reviewed the proposal, and they noted there may be new SAC charges as determined by the Metropolitan Council. The recommendation is that the Planning Commission recommend approval to the City Council of the CUP amendment and the site plan review.

Muhic recommended adding a condition that the developer seeks Minnesota Department of Transportation review and approval of the proposed project.

Chair Blees asked for a motion to recommend to City Council approval of the resolutions approving the conditional use permit amendment and the site plan for the expansion and remodeling of Kwik Trip located at 2275 Anchor Dr.

M/Alvarez, S/Gadbois.

Motion carried 5-0.

VIII. REPORTS

Roberts shared that Stephanie Kane-Burback has resigned from the Planning Commission. There are plans to have two interviews completed and two new members appointed by the next Planning Commission meeting. Roberts also stated that the History Cruiser Car Show event organizers will be dialing back the event this year, holding events every other week in the summer instead of every week.

Nordby thanked the Planning Commission for their hard work. Nordby stated that it would be beneficial to have additional student commissioners and if anyone is interested, they should contact the City. Muhic stated participants in the City's student build project may be interested.

Blees stated that he attended a recent Coffee with the Council event. There were quite a few people attending and it was a friendly, great event. Blees also stated that the Casa Maya bakery has a great selection and is also a great addition to downtown North St. Paul.



IX. ADJOURNMENT

Blees asked for a motion to adjourn the meeting at 7:28 PM.
M/Gadbois, S/Wise.
Motion carried 5-0.

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

Members, please notify any planned absences to:

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