

**June 4, 2026  
6:30 PM**

The Planning Commission Meeting will be conducted on **June 4, 2026** at 6:30 p.m. in the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

You can watch the meeting on our YouTube channel here: <https://tinyurl.com/NSPYouTube>

**I. Call to Order**

**II. Roll Call**

COMMISSION

Patrick Blee, Chair

Andrew Wise, Vice-Chair

Arthur Alvarez, Jr. Commissioner

Cameron Muhic, Commissioner

Pete Marcaccini, Commissioner

Vito Sauro, Commissioner

STAFF/LIAISONS

Jason Nordby, City Council Liaison

Ken Roberts, Community Development Director

Chris Cherne, Planning Commission Secretary

**III. Adopt Agenda**

**IV. Approval of Minutes**

A. Approval of April 2, 2026 Meeting Minutes

**V. Meeting Open to the Public**

*This Open Forum is an opportunity for persons to address the Planning Commission on items not on the agenda. A completed public comment form should be presented to the staff liaison prior to the meeting. Comments will be limited to 3 minutes per person. While the Commission may ask clarifying questions of the speaker, no formal action by the Commission or discussion will be held on these items.*

**VI. Public Hearings**

A. Variance Request - 2130 Cowern PI E

B. Zoning Ordinance Text Amendment - Accessory Dwelling Units

**VII. Commission Business, Action Items & Recommendations**

A. Comprehensive Plan Update

**VIII. Reports**

**IX. Adjournment**

**The next regularly scheduled Planning Commission meeting is July 2, 2026.**



To	Date
Planning Commissioners	June 4, 2026

**Agenda Placement # IV.A**  
Approval of Minutes

**Subject**  
Approval of April 2, 2026 Meeting Minutes

**Background/Facts**  
N/A

**Recommended Action**  
Staff recommend approval of the April 2, 2026 Planning Commission Meeting Minutes.

**Attachments**  
1. PC Minutes 04-02-2026

Respectfully submitted,  
Chris Cherne, Community Development Administrative Assistant



**Planning Commission  
Regular Meeting Minutes  
April 2, 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  
Cameron Muhic, Commissioner  
Pete Marcaccini, Commissioner  
Vito Sauro, Commissioner

STAFF/LIAISONS

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

**III. ADOPT AGENDA**

Blees asked for a motion to adopt the April 2, 2026, meeting agenda.  
M/Wise, S/Muhic.  
Motion carried 6-0.

**IV. PRESENTATION**

A. Planning Commission Introductions

The Planning Commission members introduced themselves and gave a brief summary of their background and experience.

**V. APPROVAL OF MINUTES**

A. Approval of March 5, 2026, Meeting Minutes

Blees asked for a motion to approve the March 5, 2026, Meeting Minutes.  
M/Alvarez, S/Marcaccini.  
Motion carried 6-0.

**VI. MEETING OPEN TO THE PUBLIC**

There were no public comments.

## **VII. PUBLIC HEARINGS**

### **A. Conditional Use Permit Application – 2121 Holloway Ave E**

Cherne presented the Conditional Use Permit Application – 2121 Holloway Ave E item to the Planning Commission. Ligogo Muholeza, the property owner at 2121 Holloway Ave E, submitted an application for a Conditional Use Permit (CUP) to allow for the conversion of a portion of the attached garage on his property into an Accessory Dwelling Unit (ADU). The proposed project includes a two level ADU with a total square footage of 1,258 square feet. An ADU is allowed as a conditional use subject to the supplemental ADU regulations in the zoning ordinance. Staff find that all the ADU regulations, key considerations, and CUP review criteria are satisfied by the proposal except that the zoning ordinance limits the maximum square footage of an ADU to be 900 square feet. Staff recommend that a condition of approval should be that the applicant shall amend the floor plans to show a square footage of no more than 900 square feet for the proposed ADU. Other recommended conditions of approval include submittal and approval of construction plans for all required permits, new exterior materials be consistent with the existing design and colors of the principal structure, the submittal of the Applicant for a new Sewer Availability Charge (SAC) determination with the Metropolitan Council and the payment of required SAC fees, and finally that the Applicant coordinate with North St. Paul Electric to determine whether the establishment of an independent electrical utility connection and meter will be required for the ADU project.

Alvarez confirmed that the proposed entrance to the ADU is on the backside of the structure. Roberts stated there are a couple options for the Applicant moving forward. One option is to revise the plans to decrease the ADU size to 900 square feet. Another option would be to apply for a variance request to proceed. Blees stated it would be difficult for the applicant to demonstrate practical difficulties in accordance with the variance regulations. Sauro stated that the proposed ADU seems to be a good use of the space.

Chair Blees opened the public hearing at 6:47 PM.

The Applicant Ligogo Muholeza, 2121 Holloway Ave E, shared his and family's history of living in the City of North St. Paul and their desire to convert a portion of their large, attached garage into an ADU. Muholeza stated he was shocked to hear that the maximum space of an ADU is limited to 900 square feet. Muholeza stated the ordinance is understandable but is restrictive for his property that has a very large house already, which is not as common in North St. Paul.

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

Wise stated that this ADU case is different because the space is already attached to the principal structure. Wise stated he would be open to looking at amending the ADU regulations in the ordinance in the future to fit situations such as this. Roberts recommended the Planning Commission add a new condition that if the ordinance is ever amended to allow for an ADU with the size that is originally proposed, the original proposal will be automatically approved.

Blees asked for a motion to recommend City Council approval of the CUP to allow for the ADU at 2121 Holloway Ave E with the added condition as described by staff.

M/Alvarez, S/Muhic.

Motion carried 6-0.

Chair Blees asked for a motion to direct staff investigate an amendment to the ADU ordinance regarding maximum square footage.

M/Muhic, S/Marcaccini.

Motion carried 6-0.

B. Variance Requests – 2357 7<sup>th</sup> Ave E

Cherne presented the Variance Requests – 2357 7<sup>th</sup> Ave E item to the Planning Commission. The Applicant for the variance requests is the City of North St. Paul. The Applicant is seeking a variance from the residential districts lot requirements and the off-street parking standards for residential districts in the North St. Paul zoning ordinance. These variances are requested in order to proceed with a minor subdivision of the property at 2357 7<sup>th</sup> Ave E. The Applicant is proposing to divide the existing parcel into two lots. The proposed western lot would be more than 50 feet wide, and the eastern lot would be 40.93 feet wide. The zoning ordinance requires a minimum lot width of 50 feet for each lot in the R-2: Mixed Residential Zoning District. The Applicant is requesting City approval of a lot width variance of 9.07 feet on the eastern lot. The Applicant also is requesting a driveway setback variance of 1.5 feet from the wide lot line for both new parcels.

The subject property is located in the R-2: Mixed Residential Zoning District and will have the use of Townhouse Dwellings once construction is complete. Townhouse Dwelling is a permitted use in the district. The lot at 2357 7<sup>th</sup> Ave E is irregularly shaped due to its location being at the intersection of 3<sup>rd</sup> St N, 7<sup>th</sup> Ave E, and South Ave E. The lot is not rectangular shaped and therefore becomes substantially more difficult to properly and evenly subdivide in accordance with the residential district's lot requirements. The proposed driveways are unable to be relocated due to the garages' proximity to each other. Staff believe the three feet between the two driveways establishes sufficient space to alleviate concerns of drainage. Based on the variance request review criteria, staff recommend the Planning Commission make a motion to request staff to prepare a resolution with findings of fact consistent with an approval of the variance requests.

Blees asked if there was a reason this question didn't come sooner. Roberts stated the original intent was for both units to be on one lot. After some time, it was determined it would be better to have each unit on a separate lot so there can be two owners. The survey also notes the exact location of the proposed lot line splitting the parcel running along the shared wall in the structure.

Chair Blees opened the public hearing at 7:22 PM.

Joseph Florian, 2367 7<sup>th</sup> Ave E, discussed the project at 2357 7<sup>th</sup> Ave E. Florian is the eastern neighbor of the property and indicated his concerns with the building's setback from the side lot line and the eaves. Florian also discussed his concerns with the amount of impervious surface on the lot. Florian also discussed the dangers of the 5-way intersection near the project area and the intersection of South Ave E and McKnight Road N. Florian recommended the City consider a roundabout at the 5-way intersection.

Chair Blees closed the public hearing at 7:31 PM.

The Planning Commission discussed impervious surface requirements in the R-2 Zoning District and that the maximum allowed is 50%. Wise stated that he has a hard time getting past the legal reason why a variance is needed because if the project went in the correct order, the house would have been originally designed in order to proceed with a minor subdivision. Wise stated that he believes the practical difficulty is created by the property owner in this case. Sauro agreed with Wise. Wise stated he is concerned about setting a precedent for recommending approval of a variance for a structure already built.

Blees asked for a motion to recommend City Council approval of the variance requests at 2357 7<sup>th</sup> Ave E. On motion by Alvarez, seconded by Blees, with Blees, Alvarez, Muhic, and Marcaccini voting aye, Sauro and Wise voting nay.  
Motion carried 4-2.



**VIII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS**

There were no commission business, action items or recommendations.

**IX. REPORTS**

Nordby asked City Staff to forward information regarding a roundabout being determined not to be a good fit at the 5-way intersection at South Ave E, 7<sup>th</sup> Ave E, and 3<sup>rd</sup> St N.

City Manager Brian Frandle shared additional background on a roundabout at the 5-way intersection. Frandle stated that a roundabout would not fit in that location unless there is taking of private property. Frandle stated he has asked about the 5-way intersection to the Fire and Police Departments and determined that the most prominent intersection issues lie at the intersections of McKnight and 7<sup>th</sup> Ave E and South Ave E. Muhic stated he would like to see the roundabout situation looked at once again.

Staff shared the following 2026 event dates. More information can be found on the City’s website:

- Citywide Garage Sale: April 30 – May 2
- Trash to Treasure Day – Sunday, May 3
- Citywide Cleanup Day – Saturday, May 9

**X. ADJOURNMENT**

Blees asked for a motion to adjourn the meeting at 8:08 PM.  
M/Alvarez, S/Muhic.  
Motion carried 6-0.

**The next regularly scheduled Planning Commission Meeting is Thursday, May 7, 2026, at 6:30 PM.**

Members, please notify any planned absences to: Chris Cherne  
Planning Commission Secretary  
651-747-2440  
[chris.cherne@northstpaul.org](mailto:chris.cherne@northstpaul.org)

Attested:

Approved:

\_\_\_\_\_  
Chris Cherne  
Planning Commission Secretary

\_\_\_\_\_  
Patrick Blees  
Planning Commission Chair

# City of North St. Paul Planning Commission Report



From: Chris Cherne, Community Development Administrative Assistant  
Meeting Date: June 4, 2026  
Agenda Item: **Variance Request at 2130 Cowern Place E**

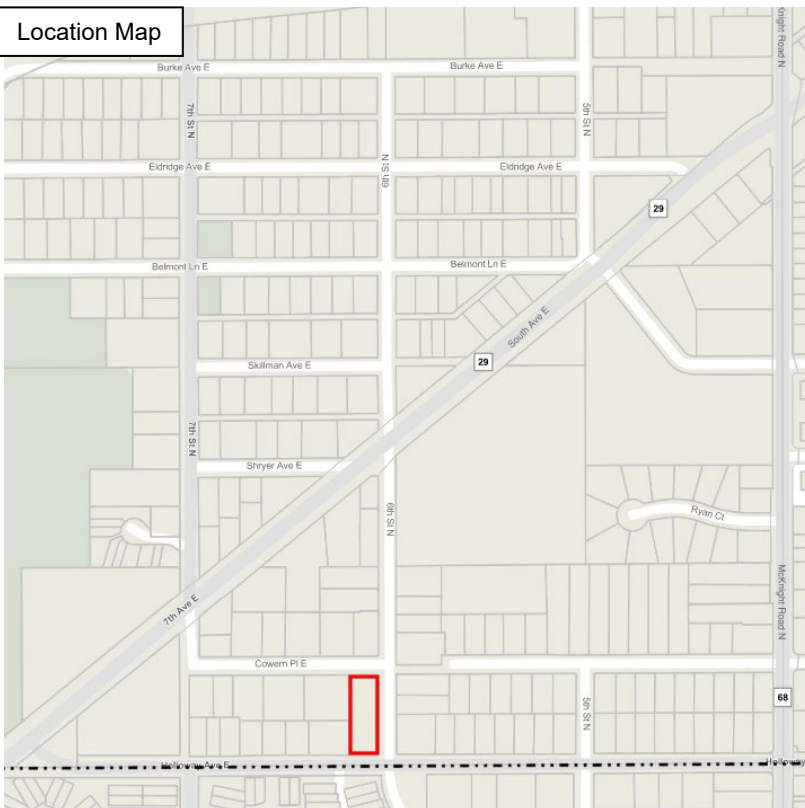
## GENERAL INFORMATION

Applicant/Owner: Tom Griffith  
Subject Property: 2130 Cowern Place E  
Application Complete: April 20, 2026  
60-Day: June 19, 2026  
Variance Requests: 252 square foot variance for maximum size for accessory structure

## PROJECT OVERVIEW

The Applicant is seeking a variance from the accessory buildings and structures requirements in the North St. Paul Zoning Ordinance. This variance is requested in order to proceed with the construction of a proposed 40 ft x 30 ft detached garage at the property located at 2130 Cowern Place E. Prior to the construction of the 40 ft x 30 ft detached garage, the property owner proposes to demolish an existing 534 square foot detached garage and 379 square foot attached garage on the property.

Location Map



Aerial Map



**§154.003 DEFINITIONS.**

**GARAGE, PRIVATE.** A detached accessory building or portion of the principal building, including a carport, which is used primarily for storing passenger vehicles, trailers or one truck of a rated capacity not in excess of one and one-half tons under the control of and used by the occupants of the principal building on the site

**BUILDING OR STRUCTURE, ACCESSORY.** A structure detached from the principal structure, incidental and subordinate to the principal structure or use, including, but not limited to garages and storage sheds.

Note: SHED is not defined in the North Saint Paul zoning ordinance.

**ZONING CONSIDERATIONS**

The subject site is zoned R-1: Single Family Residential. Adjacent uses to the property and their respective zoning districts are:

- North: Single Family Dwelling, R-1: Single Family Residential
- South: Townhouse Dwellings: City of Maplewood
- West: Single Family Dwelling, R-1: Single Family Residential
- East: Single Family Dwelling, R-1: Single Family Residential

The Applicant seeks a 252 square foot variance to allow for the construction of a 1,200 square-foot detached garage at 2130 Cowern Pl E. The proposed size of the detached garage exceeds the maximum square footage allowed in §154.010(D)(1)(a) of the North St. Paul Zoning Ordinance. The Applicant proposes to demolish both the existing detached garage and attached garage on the property and construct a 1,200 square-foot detached garage. The ground floor area of the principal structure is 948 square feet. The Zoning Ordinance requires that the sum of the square footage for garages shall not equal or exceed the finished livable floor area of the footprint of the principal structure on the property. As such, the proposed detached garage would be 252 square feet larger than allowed by the North Saint Paul Zoning Code.



The accessory structure regulations in §154.010(D)(1) consider the number of structures (and sizes) that are allowed on a residential lot. The figure below demonstrates how the number of accessory structures and sizes allowed vary depending on the type of garage on the lot.

Garage Type	Number of Additional Accessory Buildings/Structures
Attached	2 Additional (the second shall not exceed 200 SF)
Detached	2 Additional (neither greater than 200 SF)

The project proposal at 2130 Cowern Place E consists of the removal of the existing attached and detached garage. In this case, after the construction of a new detached garage, two additional accessory buildings are allowed on the lot, neither of which can be greater than 200 square feet.

**APPLICANT STATEMENT**

The Applicant for a variance has the burden of proof to show that all of the city criteria for a variance have been satisfied. The Applicant’s responses to each criteria are listed below, and an Applicant Statement is provided in the attachments.

1. Explain how you wish to vary from the applicable provisions of the ordinance.  
We wish to exceed the 1,000 sq ft ordinance to 1,200 sq ft.
2. In your opinion, is the variance in harmony with the purposes and intent of the ordinance? Why or why not?

We believe the variance is in harmony with the purposes and intent of the ordinance. Given the size and current use of the property, and neighboring properties, this variance provides an example of proper storage and use of property.

3. In your opinion, will the variance adversely affect the health, safety, or general welfare of the City? Why or why not?

The variance will not adversely affect the health, safety, or general welfare of the City because it subsequently gives better aesthetic to the locality and presents proper storage use.

4. In your opinion, does the proposal use the property in a reasonable manner? Why or why not?

The proposal does use the property in a reasonable manner given the nature of the layout of the existing structures both on and near the property.

5. In your opinion, is the variance necessary due to special conditions that are particular to the property? Why or why not?

The variance is necessary due to special conditions that are particular to the property, given the size of the property and in which it is used for.

#### **VARIANCE REVIEW CRITERIA**

Section §154.004(E) of the Zoning Ordinance allows the City to grant a variance to allow a modification or variation from the literal provisions of the chapter where it is determined that their strict enforcement would cause practical difficulties to a specific piece of property. The procedure for granting a variance is found in §154.004(E) of the Zoning Ordinance. As stated in that section, the City may grant a variance if the proposed request is compliant with the following findings.

1. The variance is in harmony and consistent with the general purposes and intent of the Comprehensive Plan and this chapter.

*The subject property is located in the R-1: Single Family Residential zoning district. The existing use of the property is Single Family Dwelling and that existing use is not proposed to change if the city grants the variance request. The variance request is related to an accessory structure, a detached garage, that is permitted within the R-1 Zoning District subject to the supplemental regulations. The Applicant proposes to construct a 1,200 square foot detached garage on the property located at 2130 Cowern Place E. The following supplemental regulation in the zoning ordinance conflicts with the proposed size of the detached garage:*

#### **§154.010(D)(1)(a) Size.**

**The total square feet of an accessory building shall not exceed 10% of the lot area, and in no case shall it exceed 1,000 square feet of gross floor area. The sum of all square footage for attached garages and detached garages shall not be equal or exceed the finished livable floor area of the footprint (ground floor) of the principal structure to which it is an accessory.**

*In this section there are three size limitations of accessory buildings to consider:*

1. Total square feet shall not exceed 10% of the lot area.
  - a. A 1,200 square foot detached garage would be 4.63% of the total lot area.
    - i.  $1,200 \text{ SF garage} / 25,926 \text{ SF lot} = 0.04628$
2. In no case shall the accessory building exceed 1,000 square feet.
  - a. The Applicant proposes a 1,200 square foot detached garage, which is greater than the allowed maximum of 1,000 square feet.
3. Sum of all garage square footage shall not equal or exceed the finished livable floor area of the footprint of the principal structure.
  - a. The Applicant's certificate of survey shows that the square footage of the house is 948 square feet. The proposed garage has a square footage that exceeds the finished livable floor area of the footprint of the principal structure.
    - i.  $1,200 \text{ SF} > 948 \text{ SF}$

*In the R-1: Single Family Residential Zoning District, no more than 40% of a lot may be covered by impervious surface. Based on staff calculations of the proposed detached garage and existing impervious surface area, the total impervious surface on the lot would be approximately 8,148.6 SF. With a total lot square footage of 25,926 SF, the total impervious surface coverage on the lot with the proposed garage would be approximately 31.43%, well below the allowed maximum lot coverage.*

*The proposed use of the accessory structure as storage space for vehicles, lawn equipment and one recreational vehicle would be in harmony with the purposes of the zoning ordinance.*

2. The variance will not adversely affect the health, safety, or general welfare of the city.

*The proposal is unlikely to have any adverse effect on the health, safety, or general welfare of the city.*

3. The variance is necessary due to special conditions applying to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land is located

*The Applicant states that the variance is necessary due to special conditions that are particular to the property, in particular the size of the property. Although staff agree that the size of the property is uniquely large for its zoning district and adjacent properties, the size of the property does not prohibit compliance with the zoning ordinance for this case. If the applicant were to construct a detached garage that is at or under 948 square feet (as allowed by the zoning ordinance), they would still be able to install two additional accessory buildings, neither of which exceed 200 square feet. In fact, this avenue would provide a legal way to have even more square footage of storage space than originally requested.*

4. The variance requested is the minimum variance necessary to alleviate the practical difficulty. Practical difficulties are caused from the strict application of the Zoning Code as outlined below:

- a. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Code.

*Accessory Buildings and Structures are permitted as accessory in the R-1: Single Family Residential District. The principal use of Single Family Dwelling is not proposed to change. The property will therefore be used in a reasonable manner.*

- b. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

*As mentioned above, the Applicant lists the size of the property at 2130 Cowern Place E to be the circumstance unique to the property and not created by the landowner. The size of the lot does not prohibit the Applicant from constructing a garage in compliance with the zoning ordinance in this case, particularly when on lots with a detached garage, two additional accessory buildings are permitted, neither of which exceed 200 square feet.*

- c. The variance, if granted, will not alter the essential character of the locality.

*Staff do not believe that the variance, if granted, will alter the essential character of the locality. This would be contingent on the Applicant building the accessory structure with a design that is consistent with the primary building and the exterior materials being a product that is similar, but not limited to identical product, in terms of appearance, color, and durability.*

- d. Economic considerations alone do not constitute practical difficulties.

*Economic considerations are not listed as a practical difficulty per the applicant's statement.*

- e. The variance is consistent with officially adopted city plans and overlays.

*Refer to item 1, above.*

## **RECOMMENDATION**

Per City Code and MN State Statute, the proposed project must meet all the listed criteria in order for the City to grant the requested variance. Although the proposed project meets many of the criteria, staff find the applicant has not met the following criteria and the application does not establish there are practical difficulties in complying with the zoning ordinance:

- The plight of the landowner is due to circumstances unique to the property and not created by the landowner and that the variance is necessary due to special conditions applying to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land is located

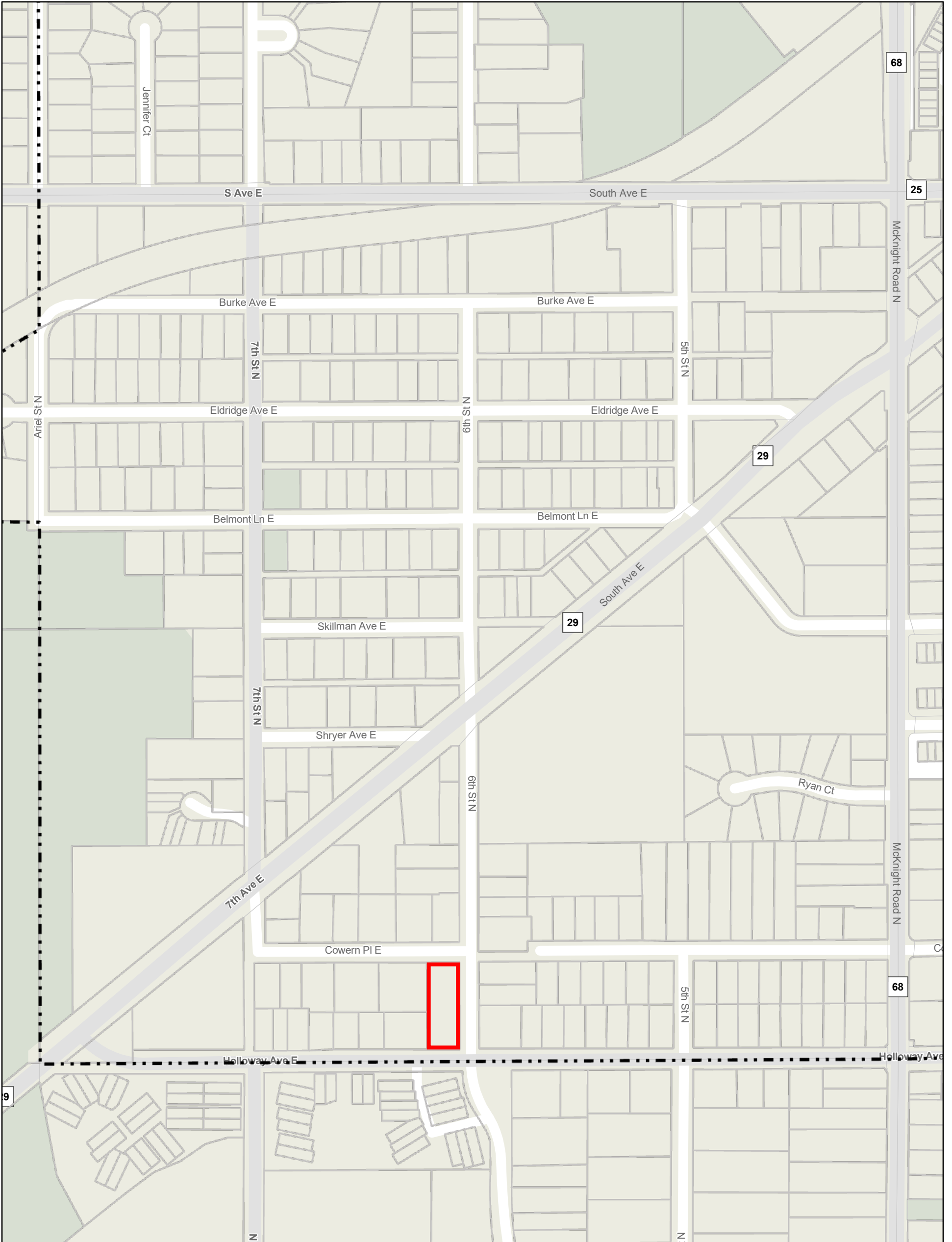
Because of these findings, staff are obligated to recommend the Planning Commission make a motion to request staff to prepare a resolution with findings of fact consistent with a denial of the variance request.




Note that in *approving* a variance, the City Council may impose (with Planning Commission recommendation), conditions considered necessary to protect the public health, safety, and general welfare and which are directly related to and bear a rough proportionality to the impact created by the variance.

## **ATTACHMENTS**

- Location Map
- Aerial Map
- Zoning Map
- Variance Application ZVA-26-2
- Applicant Statement
- Property Certificate of Survey
- Property Ownership
- Public Hearing Notice
- Resolution No. 2026-XXX Denying a Variance Application for the Property at 2130 Cowern Place East

# Attachment: Location Map



-  Municipal Boundary
-  2130 Cowern Pl E
-  Tax Parcels




1 in = 404 Ft



N  
May 21, 2026  
Map Powered By Datafi

# Attachment: Aerial Map



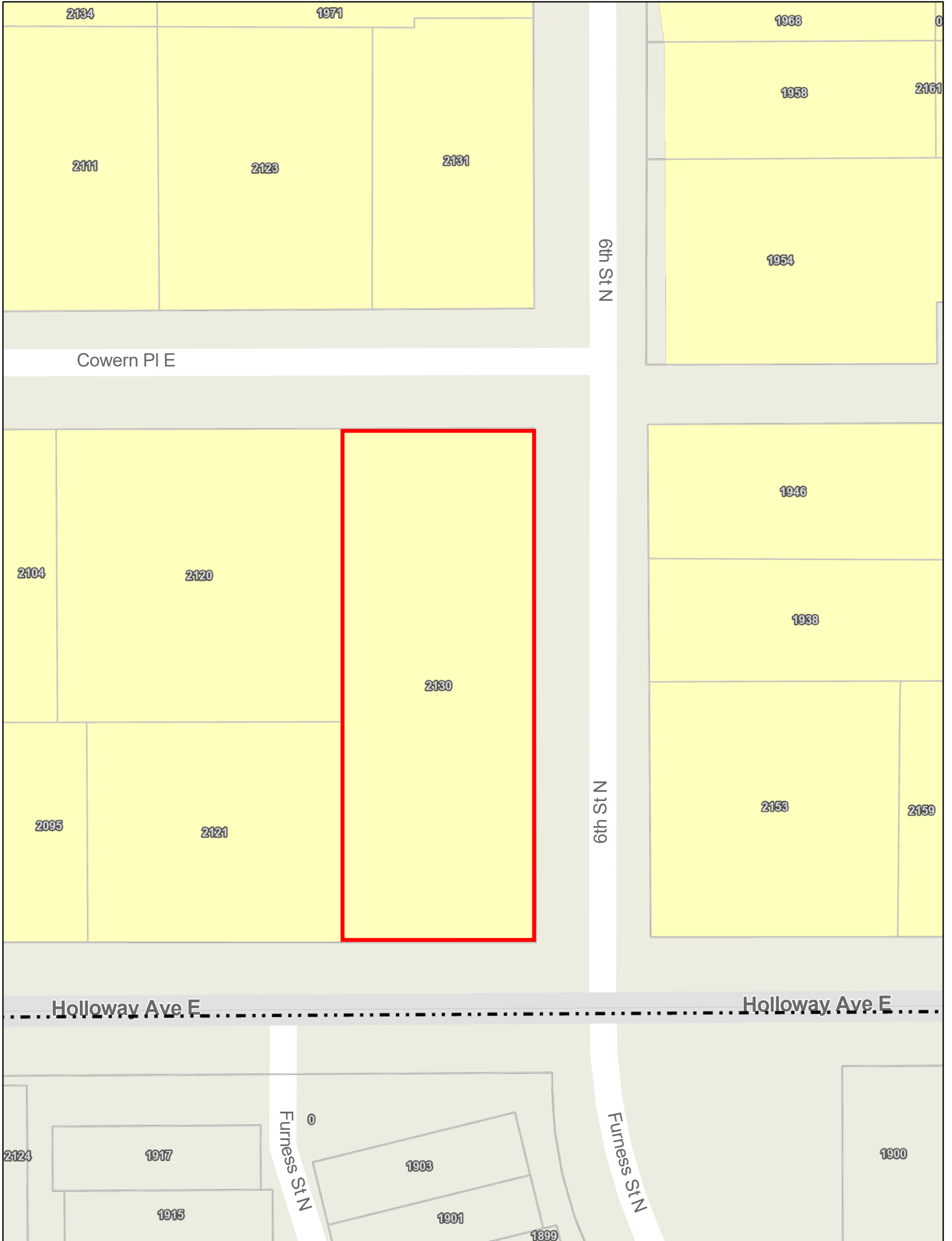
-  Municipal Boundary
-  2130 Cowern PI E
-  Tax Parcels





1 in = 64 Ft



N  
 May 21, 2026  
 Map Powered By Datafi

# Attachment: Zoning Map



-  Municipal Boundary
-  2130 Cowern PI E
-  Tax Parcels
-  R1: Single Family Residential

1 in = 68 Ft



N  
 May 21, 2026  
 Map Powered By Datafi



North St. Paul

March 27, 2026

### Record No: ZVA-26-2

Variance

Status: Active

Submitted On: 3/27/2026

### Primary Location

2130 COWERN PL E  
NORTH ST PAUL, MN 55109

### Owner

TOM GRIFFITH  
3022 HADLEY AVE N SAINT  
PAUL MN, MN 55128

### Applicant

Thomas Griffith

[REDACTED]

[REDACTED]

2130 Cowern Place E  
North St. Paul, MN 55109

## Zoning Variance Application

The variance process is administered through the Community Development Department. Incomplete application submittals will not be forwarded to the appropriate Commission or Council until all required information has been provided.

### Applicant Information

Applicant First Name

Jacob

Applicant Last Name

Foerst

Company Name (if applicable)

Applicant Address

[REDACTED]

Applicant City

[REDACTED]

Applicant State

Minnesota

Applicant Zip Code

[REDACTED]

Applicant Phone Number

[REDACTED]

Applicant Email Address

[REDACTED]

Are you the property owner?

No

**Owner's First Name**

Thomas

**Owner's Last Name**

Griffith

**Owner Address**

3022 Hadley Ave N

**Owner City**

Oakdale

**Owner State**

Minnesota

**Owner Zip Code**

55138

**Owner Phone Number**

[REDACTED]

**Owner Email Address**

[REDACTED]

## Property Information

**Street location of property (address)**

2130 Cowern Pl E

**Parcel Identification Number (PID) ?**

142922130035

**Legal property description**

East 127.72 feet of the south 1/2 of southeast 1/4 of southwest 1/4 of northeast 1/4 of section 14, township 29, Range 22, Ramsey County, MN

**Zoning district ?**

R1-Single Family Residential

**Size of the property (acorage)**

.96

**Title Information**

Abstract

## Proposed Project

### Description of Proposed Project

Remove 14' x 22' attached garage and existing detached garage, and replace with new, larger, detached garage

### Specify the section of the ordinance from which a variance is sought.

The maximum square footage allowed in Ch. 154.010(D)(1)(a)

### Explain how you wish to vary from the applicable provisions of the ordinance.

We wish to exceed the 1,000 sqft ordinance to 1,200 sqft.

### In your opinion, is the variance in harmony with the purposes and intent of the ordinance? Why or why not?

We believe the variance is in harmony with the purpose and intent of the ordinance. Given the size and current use of the property, and neighboring properties, this variance provides an example of proper storage and use of property.

### In your opinion, will the variance adversely affect the health, safety, or general welfare of the City? Why or why not?

The variance will not adversely affect the health, safety, or general welfare of the City because it subsequently gives better aesthetic to the locality and presents proper storage use.

**In your opinion, does the proposal use the property in a reasonable manner? Why or why not?**

The proposal does use the property in a reasonable manner given the nature of the layout of the existing structures both on and near the property.

**In your opinion, is the variance necessary due to special conditions that are particular to the property? Why or why not?**

The variance is necessary due to special conditions that are particular to the property, given the size of the property and in which it is used for.

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## Application Submittals

Applicants will be prompted to upload the following:

- Site plan or accurate survey of the property
  - Proof of ownership of the property
  - Other submittals as required by specific zoning districts or additional information may be requested by the City.
-

# Acknowledgement and Signature

## Applicant Fee Statement

There may be additional expenses pertaining to project review that is the responsibility of the applicant. All applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City Ordinance, help cover the costs incurred by the City to review the application. The City of North St. Paul often uses consulting firms to assist in the review of projects. Please refer to the City's fee schedule for information on planning review fees and other applicable costs.

## Review Requirements

Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period for an additional 60-days, if necessary, due to insufficient information or scheduling difficulties. Please review the corresponding checklist that goes with this request. All applications must be received by the deadline(s) posted online at northstpaul.org. Failure to submit by the date given may result in a delay of the review by the Planning Commission and City Council.

## Acknowledgement

I certify that all information submitted is true and correct and I fully understand that all information and a complete application must be submitted at least 30-days prior to a Planning Commission meeting to ensure review by the Planning Commission on that date. By signing this form, I hereby acknowledge the receipt of the checklist and procedure for the project to be submitted for consideration. It is my responsibility to check all applicable ordinances pertaining to the application, comply with all ordinance requirements, and submit all required materials. All permit requests should be submitted in a timely manner so as not to cause project delays.

### Applicant Signature

✓ Jacob John Foerst  
Mar 26, 2026

### Owner Signature

✓ Thomas Bruce Griffith  
Mar 26, 2026

Thomas Griffith  
2130 Cowern PI E  
North St. Paul, MN 55109

April 17th, 2026

Project Narrative #ZVA-26-2

Dear City of North St. Paul,

In an attempt to keep this property aesthetically pleasing and still be historically accurate, it has been decided that the attached garage has to be removed. It is in need of excessive work, and unfortunately we all know that attached garages tend to inherit fire hazards. This brought light to the need for a larger detached garage. Again, the detached garage is also in need of extensive work, and it has been decided that it would be better to demo and start over. The proposed building size is large enough to store two or three vehicles, lawn equipment and one recreational vehicle. Given the size and use of the property, we feel that this is not excessive but merely adequate in today's standards. We fully intend to blend in with the locality, yet, safely and neatly store personal belongings.

Thank you,

Thomas Griffith



**Pay Property Tax**

Pay Property Taxes

Online payment service is provided by CORE Business Technologies.  
 You can pay by check, credit card or debit card.  
 CORE Business Technologies charges a service fee which is applied directly to your payment.  
 - E-check: \$1 per transaction  
 - Credit card or debit card: 2.49% per transaction

For payment history, please see [Tax Transaction History](#)



27123-142922130035 11/2/2023

**Summary View**

Parcel ID 142922130035  
 Parcel Status Active  
 Property Address 2130 COWERN PLE  
 NORTH ST PAUL MN 55109-3829  
 Sec/Twp/Rng 14/29/22  
 Brief Tax Description SECTION 14 TOWN 29 RANGE 22 E 127.72 FT OF S 1/2 OF SE 1/4 OF SW ...TO RDS) IN SEC 14 TN 29 RN 22  
 (Note: Not to be used on legal documents)  
 Parcel Area 0.5984  
 Parcel Width 98 Feet  
 Parcel Depth 266 Feet  
 (Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)  
 Tax Classification 1A/1B/4BB RESIDENTIAL SINGLE UNIT;  
 Homestead Status Non homestead  
 Roll Type Real Property  
 Municipality NORTH ST PAUL  
 District Code 6926  
[For homestead vs non-homestead tax calc - use District code above - click here](#)  
 School District ISD #622  
 Watershed METRO WATERSHED  
 TIF District  
 Land Use Code 510 SINGLE FAMILY DWELLING, PLATTED LOT  
 \* The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.  
 \* Please contact the zoning authority for information regarding zoning.  
 \* To determine whether your property is Abstract or Torrens, call 651-266-2050

**Taxpayers**

Please refer to disclaimer at bottom of this page

Type	Name	Address
Owner	Tom Griffith	3022 Hadley Ave N Saint Paul MN 55128-3610

**Current Tax Year**

\*Information listed is as of yesterday. For specific payoff information contact [Property Tax Info](#) at 651-266-2000  
 See [Tax Transaction History](#) for payment and/or adjustment information.

First Half Due 05-15-2026		Second Half Due 10-15-2026	
Amount Due	\$2,176.00	Amount Due	\$2,176.00
Penalty & Fees Due (thru current month)	\$87.04	Penalty & Fees Due (thru current month)	\$0.00
Balance Due	\$2,263.04	Balance Due	\$2,176.00

Total Due \$4,439.04

**Tax Summary**

For payment history, please see [Tax Transaction History](#)

	2026 Payable	2025 Payable	2024 Payable	2023 Payable	2022 Payable
Estimated Market Value	\$278,300	\$278,300	\$238,200	\$234,900	\$207,200
Taxable Market Value	\$278,300	\$278,300	\$238,200	\$234,900	\$207,200
Net Tax Amount	\$4,352.00	\$4,233.24	\$3,407.18	\$3,331.18	\$3,153.20
+ Special Assessments	\$0.00	\$202.76	\$202.82	\$202.82	\$202.80
= Total Taxes	\$4,352.00	\$4,436.00	\$3,610.00	\$3,534.00	\$3,356.00

**Delinquent Taxes**

Forfeiture Year: 2029

Total Delinquent Taxes Due: \$5,161.78

**CITY OF NORTH ST. PAUL  
NOTICE OF PUBLIC HEARING  
FOR VARIANCE REQUEST  
AT 2130 COWERN PLACE E**

**NOTICE IS HEREBY GIVEN** that the North Saint Paul Planning Commission will hold a public hearing to consider a 252 square foot variance request to allow for the construction of a detached garage that exceeds the maximum square footage allowed in Ch. 154.010(D)(1)(a) of the North St. Paul Zoning Ordinance. The applicant proposes to demolish both the existing detached garage and attached garage on the property and construct a detached garage that is 1,200 square feet. The ground floor area of the principal structure is 948 square feet. The Zoning Ordinance requires that the sum of all square footage for garages shall not equal or exceed the finished livable floor area of the footprint of the principal structure on the property.

The public hearing will be conducted on Thursday, June 4, 2026, at approximately 6:30 p.m. The meeting will be held in the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

Such persons that wish to be heard about the variance request will be given the opportunity to speak at the public hearing or they may submit public comment by emailing [chris.cherne@northstpaul.org](mailto:chris.cherne@northstpaul.org) or calling (651) 747-2440 prior to the meeting.

PUBLISH: May 25, 2026

**CITY OF NORTH ST. PAUL  
RAMSEY COUNTY, MINNESOTA**

**RESOLUTION NO. 2026-XXX**

**RESOLUTION DENYING A VARIANCE APPLICATION  
FOR THE PROPERTY AT 2130 COWERN PLACE EAST**

**WHEREAS**, the City of North St. Paul (“City”) has received a variance application from Thomas Griffith (“Applicant”) as owner of the parcel located at 2130 Cowern Place E, requesting a 252 square foot variance for the maximum size for an accessory structure; and,

**WHEREAS**, the property has a legal description of east 127.72 feet of the south ½ of southeast ¼ of southwest ¼ of northeast ¼ of Section 14, Township 29, Range 22, Ramsey County, Minnesota, (except part acquired for right-of-way of St. Paul & Stillwater Road) also described as Block 38 of Fifth Addition to North St. Paul together with so much of streets and alleys as accrued to said Block 7 reason of vacation thereof, according to the United States government survey thereof and situated in Ramsey County, Minnesota and a Parcel ID of 142922130035; and,

**WHEREAS**, the Applicant proposes to demolish both the existing detached garage and attached garage on the property and construct a new 1,200 square foot detached garage. The proposed size of the detached garage exceeds the maximum square footage allowed in §154.010(D)(1)(a) of the North St. Paul Zoning Ordinance; and,

**WHEREAS**, the Zoning Ordinance requires that the sum of the square footage for garages shall not equal or exceed the finished livable floor area of the footprint of the principal structure on the property. As such, the proposed detached garage would be 252 square feet larger than allowed by the Zoning Ordinance; and,

**WHEREAS**, the Planning Commission held a duly noticed public hearing on June 4, 2026, and considered the applicant’s submission, the contents of the staff report, and public testimony, and made its determination that the variance does not meet the statutorily defined practical difficulties test and recommended denial to the North St. Paul City Council; and,

**WHEREAS**, on June 16, 2026, the North St. Paul City Council subsequently considered , the applicant’s submission and the determination of the Planning Commission; and,

**WHEREAS**, Minnesota Statute Section 462.357, subd. 6 provides:

- a. Variances shall only be permitted (a) when they are in harmony with the general purposes and intent of the ordinance and (b) when the variances are consistent with the comprehensive plan.
- b. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. “Practical difficulties,” as used in connection with the granting of a variance, means that (a) the property owner

proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality; and,

**WHEREAS**, City Ordinance allows variances per chapter §154.004(E); and,

**WHEREAS**, the proposed project must meet all the variance criteria in order for the City to grant the requested variance; and,

**WHEREAS**, the application does not establish there are practical difficulties in complying with the zoning ordinance; and,

**WHEREAS**, the application does not meet the criteria that the plight of the landowner is due to circumstances unique to the property and not created by the landowner and that the variance is necessary due to special conditions applying to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land is located.

**NOW THEREFORE BE IT RESOLVED**, the City Council for the City of North St. Paul hereby denies the requested variance from City Code Section §154.010(D)(1)(a) for the property located at 2130 Cowern Place East as presented by the applicant and recommended by the Planning Commission.

**ADOPTED** this 16<sup>th</sup> day of June 2026.

Motion by Council Member

Second by Council Member

Voting: Ayes:  
Nays:  
Absent:  
Abstain:

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John Monge, Mayor

ATTEST:

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Brian Frandle, City Manager/Clerk

# **VARIANCE REQUEST**

## **2130 COWERN PLACE EAST**

**Planning Commission**  
**June 4, 2026**

# BACKGROUND

Applicants: Tom Griffith (Owner)  
Jacob Foerst (Applicant  
Representative)

Location: 2130 Cowern Place East

Lot Size: 41,936 SF or 0.96 acres

Request:

- ★ 252 square foot variance for maximum size for accessory structure





# CODE REQUIREMENTS

## Zoning District

- R-1: Single Family Residential Zoning District

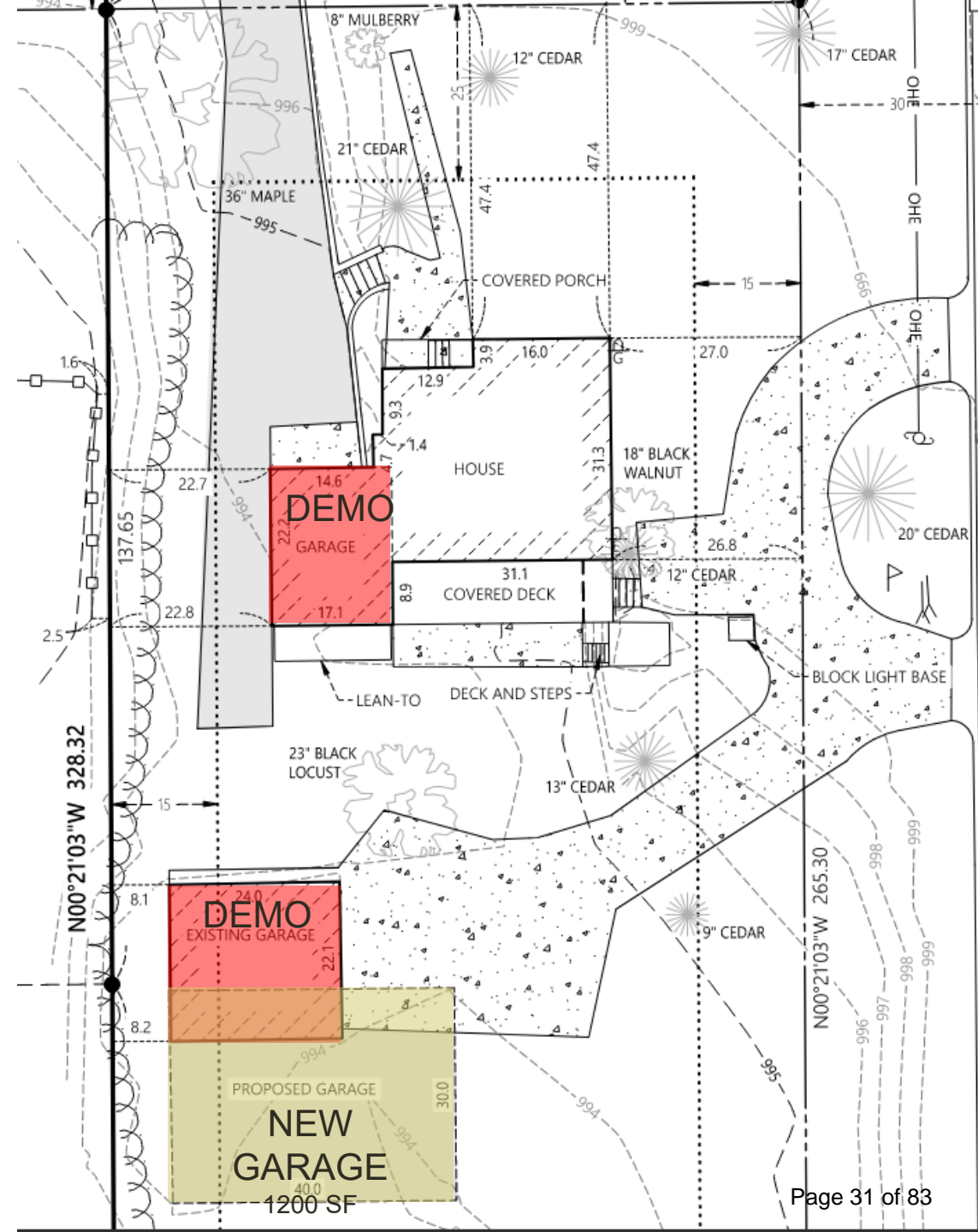
## Zoning Ordinance

- **§154.010(D)(1)(a) Size.**  
The total square feet of an accessory building shall not exceed 10% of the lot area, and in no case shall it exceed 1,000 square feet of gross floor area. The sum of all square footage for attached garages and detached garages shall not equal or exceed the finished livable floor area of the footprint (ground floor) of the principal structure to which it is an accessory.



# PROPOSED CONDITIONS

- Demolition of 913 aggregate SF of existing garages
- Construction of New 1200 SF Detached Garage
- Ground floor area of the home is 948 SF. Therefore, variance sought is 252 SF above what is allowed by the zoning ordinance.



# APPLICANT STATEMENT

- Explain how you wish to vary from the applicable provisions of the ordinance.
  - *We wish to exceed the 1,000 sq ft ordinance to 1,200 sq ft.*
- Is the variance in harmony with the purposes and intent of the ordinance?
  - *We believe the variance is in harmony with the purposes and intent of the ordinance. Given the size and current use of the property, and neighboring properties, this variance provides an example of proper storage and use of the property.*
- Will the variance adversely affect the health, safety, or general welfare of the City?
  - *The variance will not adversely affect the health, safety, or general welfare of the City because it subsequently gives better aesthetic to the locality and presents proper storage use.*
- Does the proposal use the property in a reasonable manner?
  - *The proposal does use the property in a reasonable manner given the nature of the layout of the existing structures both on and near the property.*
- Is the variance necessary due to special conditions that are particular to the property?
  - *The variance is necessary due to special conditions that are particular to the property, given the size of the property and in which it is used for.*

# VARIANCE REVIEW CRITERIA

Consistent with the Comprehensive Plan and zoning ordinance

Not adversely affect health, safety or welfare

Special conditions that are particular to the property

Minimum variance necessary to alleviate the practical difficulty

# PUBLIC HEARING NOTICE



Notice was published in the MN Star Tribune on May 25, 2026.



Notice was mailed to all property owners within 350' of the subject site on May 22, 2026



Staff received no public comments prior to the public hearing.

# STAFF RECOMMENDATION

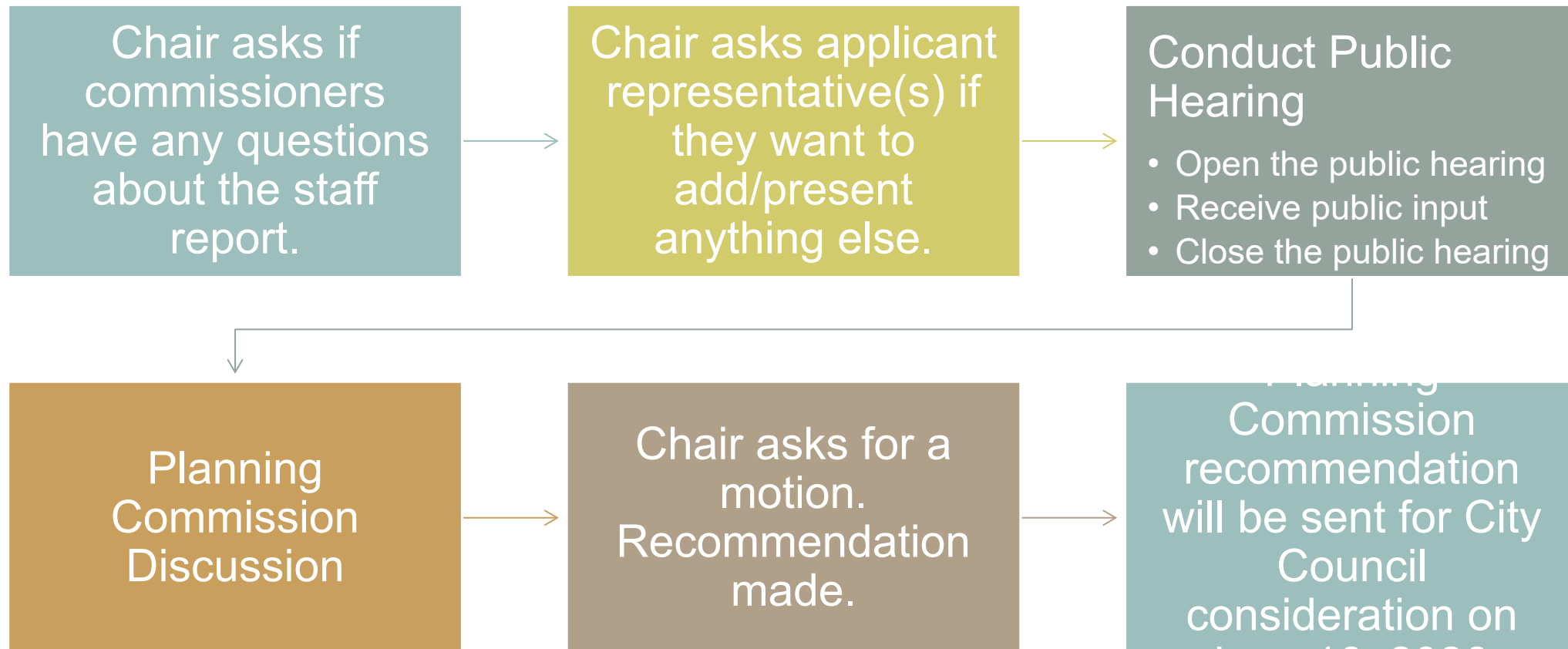
Per City Code and MN Stats, the project must meet all the criteria in order for the City to grant the requested variance. Staff find the project meets many of the criteria, however the application does not establish there are practical difficulties in complying with the zoning ordinance:

- ★ *“The plight of the landowner is due to circumstances unique to the property and not created by the landowner and the variance is necessary due to special conditions applying to the...land in question...”*
- ★ Although the size of the lot is large for its zoning district, the size does not prohibit compliance with the zoning ordinance.

The zoning ordinance allows by right for the applicant to construct a max. 948 SF detached garage and up to two additional accessory structures 200 SF or less. This would even provide a larger aggregate SF of storage space (1,348 SF) than the proposed detached garage (1200 SF).

Because of this, staff must recommend the Planning Commission make a motion to recommend to City Council approval of Resolution No. 2026-XXX Denying a Variance Application for the Property at 2130 Cowern Place East.

# NEXT STEPS – PUBLIC HEARING PROCEDURES



# City of North St. Paul

## Planning Commission Report



From: Chris Cherne, Community Development Administrative Assistant  
Ken Roberts, Community Development Director

Meeting Date: June 4, 2026

Agenda Item: **Zoning Ordinance Text Amendment – Accessory Dwelling Units**

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### INTRODUCTION

At the Planning Commission meeting on April 2, 2026, the Planning Commission reviewed the City's first-ever conditional use permit application to allow for an accessory dwelling Unit (ADU). Upon staff and Planning Commission review of the proposed ADU, it was determined the existing ADU regulations within the zoning ordinance did not properly consider maximum square footage for an ADU that is attached to the principal dwelling unit. Because of this, the Planning Commission directed staff to review the ADU regulations in the zoning ordinance and provide recommendations for changes at the subsequent Planning Commission Meeting.

### DISCUSSION

The attached draft ordinance language amends and clarifies the zoning ordinance's definition of accessory dwelling unit, amends the maximum size of an attached accessory dwelling unit to 40 percent of the floor area of the principal dwelling unit and amends the maximum size of a detached accessory dwelling unit to 1000 square feet. The proposed text amendment also includes additional language regarding required utility connections and clarification of ownership of an accessory dwelling unit.

#### Ordinance Requirements

Per Section 154.004(D), the city may grant a zoning ordinance text amendment or a zoning map amendment (rezoning) if the proposed amendment is compliant with the following findings (items 1-5 below, with analysis follows):

1. The proposed amendment is consistent with the general purposes and intent of the Comprehensive Plan.

*The proposed zoning ordinance text amendments would be consistent with the purposes and intent of the Comprehensive Plan.*

2. The proposed amendment will not adversely affect the health, safety, or general welfare of the city.

*The proposed zoning ordinance text amendments will not adversely affect the health, safety or welfare of the city.*

3. The proposed amendment is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the city.

*The proposed amendments are not directly applicable to any one property but are related to the overall needs of the City.*

4. The proposed amendment is compatible with adjacent properties.

*The proposed zoning ordinance text amendments are not directly related or applicable to any one property.*

5. The proposed amendment can be adequately supported by public urban services including the water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste disposal and stormwater disposal systems.

*The proposed zoning ordinance text amendments can be adequately supported by the existing public services.*

## **RECOMMENDATION**

City staff are recommending the Planning Commission review the proposed Zoning Ordinance Text amendment and hold a public hearing. If the Commission is supportive of the proposed ordinance, staff recommend the Planning Commission make the following motion:

Motion by \_\_\_\_\_, Seconded by \_\_\_\_\_ to recommend to the City Council approval of Ordinance 2026 – XXX, An Ordinance Amending Portions of Chapter 154 of the North St. Paul City Code Regarding the Definition of an Accessory Dwelling Unit and Accessory Dwelling Unit Regulations.

## **ATTACHMENT:**

1. Draft Ordinance No. 2026 – XXX An Ordinance Amending Portions of Chapter 154 of the North St. Paul City Code Regarding the Definition of an Accessory Dwelling Unit and Accessory Dwelling Unit Regulations

**CITY OF NORTH SAINT PAUL  
RAMSEY COUNTY, MINNESOTA**

**ORDINANCE NO. 2026 - XXX**

**AN ORDINANCE AMENDING PORTIONS OF CHAPTER 154 OF THE NORTH SAINT PAUL CITY CODE REGARDING THE DEFINITION OF AN ACCESSORY DWELLING UNIT AND ACCESSORY DWELLING UNIT REGULATIONS**

THE CITY COUNCIL OF THE CITY OF NORTH SAINT PAUL ORDAINS AS FOLLOWS:

**SECTION 1. AMENDMENT.** North St. Paul City Code Section 154.003, Definitions, is hereby amended to read with proposed new language **bold and underlined** and deleting the ~~striketrough~~ language as follows:

**DWELLING UNIT, ACCESSORY (ADU).** Also known as a "granny flat," "mother-in-law apartment" or "carriage house" - is a self-contained living unit that **meets the requirements of the Minnesota State Building Code. An ADU** can be located within the walls of an existing or newly constructed home, or ~~that~~ can be an addition to an existing home. **An ADU must be fully separated from the principal dwelling unit by means of a wall or floor and have a separate entrance from the principal dwelling unit. The separating wall between the units may have a door connecting the ADU to the principal dwelling unit.** ~~It can~~ **An ADU** also **can** be a freestanding structure on the same **property** lot as the **principal dwelling** ~~main house~~ or **be** located within **or**/attached to a detached garage. **North Saint Paul does not consider campers, recreational vehicles, trailers and other temporary structures to be ADUs.**

**SECTION 2. AMENDMENT.** North St. Paul City Code Section 154.010(D)(2), Accessory Dwelling Unit, is hereby amended to read with proposed new language **bold and underlined** and deleting the ~~striketrough~~ language as follows:

*2. Accessory dwelling unit.*

- (a) No more than one accessory dwelling unit may be located on a lot. No accessory dwelling unit shall be located on an R-1 zoned lot containing a two-family dwelling.
- (b) The lot shall have a minimum area of 5,000 square feet.
- (c) The lot shall have a minimum width equal to the underlying zoning district requirement.
- (d) An attached accessory dwelling unit shall be part of the principal dwelling on the same lot for the purpose of the bulk requirements of the district. Any secondary dwelling unit connected to the principal dwelling is considered attached. An attached accessory dwelling unit must meet the following:

i. The associated principal dwelling unit must continue to meet minimum floor area requirements.

ii. Minimum size of the accessory dwelling unit shall be 300 square feet with a maximum size of **40 percent of the floor area of the principal dwelling unit.** ~~900 square feet.~~

(e) A detached accessory dwelling unit shall be located within a freestanding structure or above a detached garage of the principal dwelling on the same lot. The minimum size of the detached accessory dwelling unit shall be 300 square feet with a maximum size of **1,000** ~~900~~ square feet.

(f) A detached accessory dwelling unit shall be set back a minimum of ten feet from side and rear property lines or up to an easement line, but not on it, whichever is greater.

(g) The entryway to the accessory dwelling unit shall be connected by a paved route, to include driveways or sidewalks, to a **public** street frontage.

(h) The accessory dwelling unit shall have a separate entrance from the principal dwelling

**(i) The owner or contractor must connect an accessory dwelling unit to municipal sanitary sewer and water. Connections for the ADU sanitary sewer and water must be provided from service lines shared with the principal dwelling unless otherwise approved by the Public Works Director.**

**(j) Owners may not sell accessory dwelling units separately or independently from the principal dwelling or create a separate tax parcel.**

**SECTION 3. SUMMARY PUBLICATION.** Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance:

This ordinance updates the definition of an accessory dwelling unit in City Code Section 154.003 and updates the regulations for square footage, utilities, and ownership clarification of an accessory dwelling unit in City Code Section 154.010(D)(2).

**SECTION 4. EFFECTIVE DATE.** This Ordinance shall become effective upon its passage and publication as provided by law.

**ADOPTED** by the North St. Paul City Council this 16<sup>th</sup> day of June 2026.

Motion by Council Member \_\_\_\_\_

Second by Council Member \_\_\_\_\_

Voting:    Aye:        Council Member  
                         Council Member  
                         Council Member  
                         Council Member  
                         Mayor

Nay:  
Abstain:  
Absent:

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John Monge, Mayor

Attest: \_\_\_\_\_  
Brian Frandle, City Manager



# ZONING ORDINANCE TEXT AMENDMENT – ACCESSORY DWELLING UNITS

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June 4, 2026

**City of North St. Paul Planning Commission**



# INTRODUCTION AND BACKGROUND

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## Introduction

- City staff have prepared a zoning ordinance text amendment for accessory dwelling units for consideration by the Planning Commission.

## Background

- At the Planning Commission meeting on April 2, 2026, the Planning Commission reviewed the City's first-ever conditional use permit application to allow for an accessory dwelling Unit (ADU). Upon staff and Planning Commission review of the proposed ADU, it was determined the existing ADU regulations within the zoning ordinance did not consider maximum square footage for an ADU that is attached to the principal dwelling unit.
- Because of this, the Planning Commission directed staff to review the ADU regulations in the zoning ordinance and provide recommendations for changes at the subsequent Planning Commission Meeting.



# INTRODUCTION AND BACKGROUND

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## DISCUSSION

- The proposed ordinance language amends and clarifies the zoning ordinance's definition of accessory dwelling unit, amends the maximum size of an attached accessory dwelling unit to 40 percent of the floor area of the principal dwelling unit and amends the maximum size of a detached accessory dwelling unit to 1000 square feet.
- The proposed text amendment also includes additional language regarding required utility connections and clarification of ownership of an accessory dwelling unit.



# DISCUSSION

## PROPOSED AMENDMENT – SECTION 1.

***DWELLING UNIT, ACCESSORY (ADU).*** Also known as a "granny flat," "mother-in-law apartment" or "carriage house" - is a self-contained living unit that meets the requirements of the Minnesota State Building Code. An ADU can be located within the walls of an existing or newly constructed home, or that can be an addition to an existing home. An ADU must be fully separated from the principal dwelling unit by means of a wall or floor and have a separate entrance from the principal dwelling unit. The separating wall between the units may have a door connecting the ADU to the principal dwelling unit. ~~It can~~ An ADU also can be a freestanding structure on the same property ~~let as the principal dwelling main house or~~ be located within or/attached to a detached garage. North Saint Paul does not consider campers, recreational vehicles, trailers and other temporary structures to be ADUs.



# DISCUSSION

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## PROPOSED AMENDMENT – SECTION 2.

(d) An attached accessory dwelling unit shall be part of the principal dwelling on the same lot for the purpose of the bulk requirements of the district. Any secondary dwelling unit connected to the principal dwelling is considered attached. An attached accessory dwelling unit must meet the following:

- i. The associated principal dwelling unit must continue to meet minimum floor area requirements.
- ii. Minimum size of the accessory dwelling unit shall be 300 square feet with a maximum size of 40 percent of the floor area of the principal dwelling unit. ~~900 square feet.~~

(e) A detached accessory dwelling unit shall be located within a freestanding structure or above a detached garage of the principal dwelling on the same lot. The minimum size of the detached accessory dwelling unit shall be 300 square feet with a maximum size of 1,000 ~~900~~ square feet.



# DISCUSSION

## **PROPOSED AMENDMENT – SECTION 2 – Continued:**

(f) A detached accessory dwelling unit shall be set back a minimum of ten feet from side and rear property lines or up to an easement line, but not on it, whichever is greater.

(g) The entryway to the accessory dwelling unit shall be connected by a paved route, to include driveways or sidewalks, to a **public** street frontage.

(h) The accessory dwelling unit shall have a separate entrance from the principal dwelling.

**(i) The owner or contractor must connect an accessory dwelling unit to municipal sanitary sewer and water. Connections for the ADU sanitary sewer and water must be provided from service lines shared with the principal dwelling unless otherwise approved by the Public Works Director.**

**(j) Owners may not sell accessory dwelling units separately or independently from the principal dwelling or create a separate tax parcel.**



# QUESTIONS ??

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## RECOMENDATION

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City staff are recommending the Planning Commission review the proposed Zoning Ordinance Text amendment. If the Commission is supportive of the proposed ordinance, staff recommends the Planning Commission make the following motion:

Motion by \_\_\_\_\_, Seconded by \_\_\_\_\_ to recommend to the City Council approval of Ordinance 2026 – XXX, An Ordinance Amending Portions of Chapter 154 of the North St. Paul City Code Regarding the Definition of an Accessory Dwelling Unit and Accessory Dwelling Unit Regulations.

# City of North St. Paul

## Planning Commission Report



From: Ken Roberts, Community Development Director  
Meeting Date: June 4, 2026  
Agenda Item: **Comprehensive Plan Update – Meeting Three**

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### INTRODUCTION

The City of North Saint Paul is required to complete an update of its Comprehensive Plan by September 2028. To start this review process, I have included information about the Comprehensive Plan review process and a copy of Chapter Two of the existing 2040 Comprehensive Plan for discussion with the Planning Commission.

### BACKGROUND

On November 6, 2025, City staff provided the Planning Commission information about the upcoming Comprehensive Plan update. This included information about the Comprehensive Plan review process and a copy of Chapter Two of the North Saint Paul 2040 Comprehensive Plan. The intent of providing this information to the Planning Commission was to start the plan review discussion with the Commission. During this meeting, staff provided the Planning Commission an overview of all the information. After some discussion, the Commission agreed to table further discussion about the Comprehensive Plan update to a future meeting.

On March 5, 2026, City staff presented information to the Planning Commission about the Comprehensive Plan update process and information about the required elements the City must include in the 2050 Comprehensive Plan. After some review and discussion by the Planning Commission, the Commission decided to continue reviewing the goals and vision for the City as they are currently stated in the 2040 Comprehensive Plan at a future meeting.

### GENERAL INFORMATION – DISCUSSION

The Comprehensive Plan update process for local governments in the 7-county area starts with the Metropolitan Council. They start the update process by reviewing and adopting a regional development guide. For the 2050 Comprehensive Plan update process, the Metropolitan Council adopted [Imagine 2050](#), the new regional development guide for the seven-county metro region, on February 12, 2025.

According to the Met Council:

“One of the biggest responsibilities of the Metropolitan Council is to create a regional development guide every 10 years.”

**Our latest guide – Imagine 2050 – envisions the future we collectively want for this region in 30 years.**

It tackles issues that are greater than any one neighborhood, city, township, or county alone can solve or address to reach the regional vision. It includes policies for how we will plan for and interact with land,

transportation, water, housing, and parks and trails. Local governments will use it to guide a wide range of plans and actions for shared infrastructure like roads, sewers, regional parks, housing, water supply, and more.”

The Vision for the 7-County Metropolitan area, according to the Met Council’s Imagine 2050, is:

**“A prosperous, equitable and resilient region with abundant opportunities for all to live, work, play and thrive.”**

**Imagine 2050 lists the following regional goals:**



**Our region is equitable and inclusive**

Racial inequities and injustices experienced by historically marginalized communities have been eliminated; and all people feel welcome, included, and empowered.



**Our communities are healthy and safe**

All our region’s residents live healthy and rewarding lives with a sense of dignity and wellbeing.



**Our region is dynamic and resilient**

Our region meets the opportunities and challenges faced by our communities and economy including issues of choice, access, and affordability.



**We lead on addressing climate change**

We have mitigated greenhouse gas emissions and have adapted to ensure our communities and systems are resilient to climate impacts.



**We protect and restore natural systems**

We protect, integrate, and restore natural systems to protect habitat and ensure a high quality of life for the people of our region.

They also note “The Met Council was created by State Law to coordinate and organize the planning and problem-solving that no one community can do alone. The regional development guide is one way we can coordinate planning across the metro area. By creating the regional development guide, we can provide guidance for development of comprehensive plans that span individual, local governments. It is by state statute (Minn. Stat. 473.145) that we are required to produce a comprehensive development guide for the region.”

## **Review of Chapter Two – 2040 Comprehensive Plan**

I have attached Chapter Two of the 2040 North Saint Paul Comprehensive Plan. This chapter focuses on Vision, Goals and Decisions. It includes summaries of six Community Café meetings the City held in 2016-2018 as part of the 2040 Comprehensive Plan update process. The City held these meetings to solicit feedback from community members on what they wanted the 2040 Comprehensive Plan to prioritize. As the plan notes, several themes emerged from this engagement effort. The themes revolved around Development and Redevelopment, Housing and Neighborhoods, Business and the Economy, and Active and Sustainable Living. For more information about the themes, see Pages 1-3 of Chapter Two.

From these and with a review of previous planning documents the City had in place, North Saint Paul adopted the following vision for the City:

### ***VISION***

*North St. Paul is your favorite small town. We promote community stewardship through an involved and informed citizenry. We preserve neighborhood value with diverse and maintained housing and active neighbors. The city engages in creative placemaking that fosters an environment of economic and employment opportunity. North St. Paul builds systems that connect people to places and promote active lifestyles.*

The 2040 Plan also includes several goals for the City. These are listed on Pages 7-12 of Chapter Two. The adopted goals include those about Business and Economic development, Downtown, Transportation, Urban Design, Parks, Open Space and Trails and Resilience and the Environment. The Plan includes a series of questions and measures for each of the goals. These are included to provide specific measures the City could or should take to implement each of the goals. I have reviewed each of these goals and find they are all still relevant for North Saint Paul. To date the City has implemented about 50 percent of the measures listed in the plan.

### **Summary:**

Staff are requesting the Planning Commission review the Vision and each of the goals and their respective measures from the 2040 Comprehensive Plan and be prepared to discuss their relevance and importance for the City moving forward through the Comprehensive Plan update process.

### **RECOMMENDATION**

City staff are requesting the Planning Commission review and be prepared to discuss the Vision, goals and measures from the 2040 Comprehensive Plan for their relevance for the City moving forward.

### **ATTACHMENTS:**

1. Chapter Two of the 2040 North Saint Paul Comprehensive Plan
2. North Saint Paul Population and Housing Estimates

## Chapter 2

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# Vision, Goals, and Decisions



## CHAPTER 2: VISION, GOALS AND DECISIONS

### GUIDING DECISION MAKING

The City of North St. Paul's elected and appointed officials use this Plan as a guide when making decisions about not only land use, but housing, transportation, infrastructure and overall quality of life. More than just a Comprehensive Plan, the vision, goals and measurable outcomes presented here lead the overarching policy for the City.

The vision, goals and objectives described in this Chapter are based on previous planning efforts, input from the general public through the Community Cafés held during the Planning Process, online forums, as well as guidance from City officials.

### WHAT WE HEARD

#### Community Cafés and Online Surveys

Six community café events were held to solicit feedback from community members on what they wanted the Plan to prioritize. Survey questions were also posted online with the mySidewalk website. Some citizens chose to respond to these online posts. While feedback was solicited through various methods, common themes emerged from the engagement effort and those themes are summarized below.

#### **Community Café 1: Development and Redevelopment**

- Preserve and invest in **existing recreational spaces**, parks and lakes.
- North St. Paul needs new **multifamily housing within walking distance** of popular destinations to support commercial activity.
- **Commercial activity** itself should be **clustered** so that the businesses can feed off each other.
- **Transit** is important. The City should focus on accessibility and explore new modes. Easy transit to both Minneapolis and St. Paul downtowns is desired.

### **Community Café 2: Housing and Neighborhoods**

- **Parks, open spaces and trails** draw people to neighborhoods. Parks should include **quality community spaces** while bike infrastructure and racks should be increased to spur an increase in trail usage
- Residents appreciate the character of the city and its **small-town feel**. How can this character be leveraged to attract young families?
- There should be **different types of housing, including town homes and new rental buildings**, to cater to seniors looking to downsize, and young people looking to live small.
- Focus on **high quality infrastructure**. The city should balance its investments and also focus on things like schools, public transportation and commercial development.

### **Community Café 3: Housing and Neighborhoods**

- **Sidewalks** need to be more prevalent and connected to each other. Walking trails around the parks and lakes are a great idea.
- Housing is not available at all price points or styles.
- **Older houses** are showing signs of age, while new housing is not being constructed in styles that are appealing to younger people.
- There should be a purposeful vision for how to house and transport **seniors** who may not be able to drive. They are currently isolated.

### **Community Café 4: Business and the Economy**

- The **downtown area needs a variety** of business types, including family-friendly restaurants and activities.
- The city should capitalize off its proximity to **Century College**, drawing students into the area.
- North St. Paul should **brand** itself by promoting the historic walking tour, supporting volunteerism and exploring public art. Overall marketing of the city should be a priority.
- The **car show** is a beloved staple of the community and should be continued.

### Community Café 5: Active and Sustainable Living

- Key destinations within the City, like schools, churches, parks and the downtown should be connected with sidewalks or trails. That includes creating **connections** from the Gateway Trail.
- A **park** or activity space is needed **downtown**.
- The City should be more **walkable**. Overall the City should focus on creating better walking and biking connections between destinations; there are too many places where sidewalks end abruptly.
- **Water quality** (including Silver Lake), keeping the water source local and encouraging **solar energy** are important sustainability priorities.

### Online Responses

- The downtown needs a better variety of businesses, including more restaurant destinations.
- Both young and old people need to be provided for.
- Future development should be purposeful and promote economic growth.

### VISION

The North St. Paul *Strategic Plan: 2015-2020* developed a vision for the City, building from the foundation laid by the 2030 Comprehensive Plan. The primary objective of the North St. Paul City Council and staff is to establish a consensus-based direction for the City and then actively pursue implementation of strategies to achieve that direction. The Strategic Plan and Comprehensive Plan will work together to support that initiative. They are both tools for city leaders to identify priorities, programs and services, and assimilate them into common elements (strategies and goals) by organizing them into one document that serves as a valuable resource and guide for the future. These plans are a means for the City Council to ensure that resources are applied in an optimal manner.

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*VISION*

*North St. Paul is your favorite small town. We promote community stewardship through an involved and informed citizenry. We preserve neighborhood value with diverse and maintained housing and active neighbors. The city engages in creative placemaking that fosters an environment of economic and employment opportunity. North St. Paul builds systems that connect people to places and promote active lifestyles.*

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**GOALS**

The following goals will inform the Comprehensive Plan. North St. Paul strives to take a fair and balanced approach to planning, while being cognizant of the needs and desires of its citizens. These goals show that the City acknowledges the diverse aspects that make North St. Paul a desirable place to live and work, and that the City is committed to building on its strengths and identifying areas with more room for growth. Note that additional detail on strategies and implementation of these goals will be developed in the following chapters of the Plan.

When making decisions, North St. Paul leaders will ask if the option chosen furthers at least one, if not several, of the goals below, while not damaging the others. Measures are also included here so that the City can determine if progress is being made toward these goals.

Goal	Questions	Measures
<p><u>Community engagement &amp; communication:</u> Promote community stewardship through an involved and informed citizenry</p>	<p>Does this action help communicate with everyone in the community?</p> <p>Were all members of the community told about deliberation of this action in an accessible way?</p> <p>How will the results of this action be shared with the community in an accessible way?</p> <p>Is communication infrastructure maintained and enhanced?</p> <p>Is the City maintaining relationships to communicate to groups throughout the City?</p>	<ul style="list-style-type: none"> <li>o Number and diversity of attendees at City and community events to improve interaction with the community.</li> <li>o Continued change in demographics of community, supporting and enhancing cultural differences.</li> <li>o Integration of cultural diversity into community events</li> <li>o Increase in the quality and accessibility of information made available to the community.</li> <li>o Community awards programs and volunteer appreciation events.</li> <li>o Number of community-based educational programs for youth, students and adults</li> <li>o Citizen feedback regarding level and quality of services delivered</li> </ul>

Goal	Questions	Measures
<p><u>Residential Character &amp; Neighborhoods:</u>            Enhance neighborhood value with quality housing options and types at all price points.            Improve the quality and mix of the City's housing so that there is a wide variety of housing available for people of all incomes, ages, cultures and abilities. Consider new forms of housing where redevelopment is necessary.            Revitalize and enhance the quality of the housing stock so that it is attractive and appropriate for new buyers.</p>	<p>Does this action preserve, improve and/or create viable, safe, affordable homes?</p> <p>Does this action preserve/create variety in housing products in terms of size (square footage and/or # of bedrooms) and ownership/rental type?</p> <p>Will this action result in the continued maintenance and care of existing residences?</p> <p>Do residents, especially young adults and seniors, have the ability and/or resources to maintain their homes?</p> <p>Will this action preserve or create housing that is needed?</p>	<ul style="list-style-type: none"> <li>o Participation in education, engagement and home preservation initiatives.</li> <li>o Number of permits issued for housing repair and renovation</li> <li>o Number of permits issued for the construction of townhomes, multifamily homes and apartment buildings.</li> <li>o Continuance of the City's GreenStep Cities designation.</li> <li>o Ordinance amendments to allow new types of housing and/or a mix of housing densities.</li> <li>o Number of blighted, aging or outdated homes removed or renovated.</li> </ul>

Goal	Questions	Measures
<p><u>Business &amp; Economic Development:</u></p> <p>Possess a progressive image for redevelopment while maintaining a sense of the community heritage.</p> <p>Engage in creative placemaking that fosters an environment of economic and employment opportunity so that residents can work, shop and play near their homes.</p> <p>Foster a strong and diverse business base with planned and organized growth, timely allocation of resources and investment of public dollars.</p>	<p>Does this action welcome new business to the City?</p> <p>Will this action contribute to the unique sense of place that is North St. Paul?</p> <p>Does this action allow for or encourage a new type of business or development to occur that is different or complimentary to what the City has already?</p> <p>Will this action create employment opportunities for “good jobs” (i.e. jobs with livable wages, benefits and steady hours) for North St. Paul residents?</p>	<ul style="list-style-type: none"> <li>o Creation of a community marketing strategy.</li> <li>o An increase in density/intensity for residential, office, commercial, entertainment and industrial uses in areas identified in the future land use plan.</li> <li>o Growth in and diversity of the city’s tax base.</li> <li>o Redevelopment of the Anchor Block site, the Commerce Park site and other key sites identified in the Redevelopment Master Plan</li> <li>o Reduction in unemployment</li> <li>o Increase in average wages</li> </ul>

Goal	Questions	Measures
<p><u>Downtown:</u> Establish and implement a Downtown Improvement Plan that enhances the character of the downtown as a distinctive place that embodies the heritage of the community.</p>	<p>Does this action increase the diversity in the business mix of the downtown?</p> <p>Does this action compliment or enhance the historic character of the downtown?</p> <p>Will this action create places for people to gather downtown?</p> <p>Will this action increase activity downtown?</p>	<ul style="list-style-type: none"> <li>o Completion and implementation of the Downtown Master Plan</li> <li>o Adoption of revised Downtown Design Manual</li> <li>o Creation of a downtown marketing strategy</li> <li>o An increase in the mix of uses in downtown</li> <li>o Increase in residential density adjacent to downtown</li> <li>o Improvement of public gathering spaces downtown</li> <li>o Connections between downtown and the Gateway Trail</li> </ul>

Goal	Questions	Measures
<p><u>Transportation:</u>                      Achieve a functional, aesthetic and balanced system which includes pedestrian friendly sidewalks and trails, local streets, collectors, arterials, a freeway and transit.</p>	<p>Does this action increase non-motorized connections?</p> <p>Will this action make key destinations more accessible for residents and visitors?</p> <p>Will this action increase transportation options for those who live, work, visit or do business in North St. Paul?</p> <p>Does this action enhance the walkability of the City?</p>	<ul style="list-style-type: none"> <li>o Reduction in sidewalk gaps throughout the city</li> <li>o Incorporation of pedestrian and bicycle amenities in street reconstruction projects</li> <li>o Measurement of stormwater runoff rate from roads and yards</li> <li>o Transit ridership statistics for trips originating or ending in North St. Paul</li> <li>o Number of upgraded transit shelters constructed</li> <li>o Commute mode share for trips originating or ending in North St. Paul</li> <li>o New connections to the Gateway Trail</li> <li>o Increase in ADA compliant pedestrian routes</li> </ul>

Goal	Questions	Measures
<p><u>Urban Design:</u>            Enhance community character through visual design and functionality of the public realm.            Develop themes, prepare plans and implement plans which will enhance and improve the image and livability of the City in Downtown, Highway 36 Corridor and in each of the City's residential neighborhoods.</p>	<p>Does this action contribute to North St. Paul's sense of place?</p> <p>Does this action improve North St. Paul's image?</p> <p>Does this action improve the appearance and condition of North St. Paul's neighborhoods?</p> <p>Do the plantings enhance the urban forest and native pollinator habitat?</p> <p>Do the open spaces protect or improve groundwater or water quality in downstream lakes and rivers?</p>	<ul style="list-style-type: none"> <li>o Incorporation of design standards and enhancements at key entry points into the city</li> <li>o Use of innovative and creative street design</li> <li>o Use of cohesive street design throughout the community</li> <li>o Feet of utilities moved underground</li> <li>o Implementation of design standards for downtown development and residential development</li> </ul>

Goal	Questions	Measures
<p><u>Parks, Open Space and Trails:</u> Enhance and expand the parks, trails and open space system to ensure that all have access to quality community facilities.</p>	<p>Will this action preserve important natural features?</p> <p>Will this action connect existing parks and open spaces?</p> <p>Does this action improve or preserve access to North St. Paul's parks and open spaces?</p>	<ul style="list-style-type: none"> <li>○ Usage of parks and trails by community members of all ages, income levels, abilities, races and national origins</li> <li>○ Number of new parks created</li> <li>○ Amount of open space and trail in the Highway 36 Corridor</li> <li>○ Establishment of new trails connect schools, parks, commercial areas and downtown</li> <li>○ Connections to the Gateway Trail</li> <li>○ Number of facilities in compliance with ADA requirements</li> <li>○ Number of acres of restored or enhanced native plant communities in open spaces</li> </ul>

Goal	Questions	Measures
<p><u>Resilience and the Environment:</u>                      Protect and enhance the lakes, wetlands, woods and wildlife and promote actions, practices and developments which will sustain the environment.                      Become more resilient to climate change through climate change mitigation and adaptation.</p>	<p>Does this action preserve significant natural resources or habitats?</p> <p>Will this action reward or encourage alternative energy?</p> <p>Will this action improve or preserve surface water quality?</p> <p>Does this action help protect North St. Paul residents against the effects of climate change?</p>	<ul style="list-style-type: none"> <li>o City solar and wind energy capacity</li> <li>o Measurements of pollutants in natural drainageways</li> <li>o City recycling rate</li> <li>o Percentage of total impervious surface in the City</li> <li>o Trends in greenhouse gas emissions</li> <li>o Implementation of an emergency preparedness plan for severe weather events including prolonged heatwaves, with particular attention to vulnerable populations.</li> <li>o Acres of natural areas enhanced</li> </ul>

New Residential Units 2020-2025	Single Family Detached	Single Family Attached (Townhouses)	Two Family (Duplexes)	Three or More Family Buildings (Apartments)	Total per Year	Population
2020	1	32	0	0	33	12,364
2021	1	32	0	217	250	12,397
2022	3	2	0	0	5	12,486
2023	3	8	0	0	11	13,015
2024	0	0	0	84	84	13,001
2025	1	6	0	0	7	12,986
<b>Total (2020-2025)</b>	9	80	0	301	390	622 (Pop. growth)

Sources:

**Housing Units:**  
Internal city permit reports

Population Data:

2021: 12,397

<https://www.reve>



# COMPREHENSIVE PLAN UPDATE – MEETING THREE

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June 4, 2026

**City of North St. Paul Planning Commission**



# INTRODUCTION

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## Introduction

- The City of North Saint Paul is required to complete an update of its Comprehensive Plan by September 2028.
- To start this review process, I have provided information about the Comprehensive Plan review process and a copy of Chapter Two of the existing 2040 North Saint Paul Comprehensive Plan for review and discussion with the Planning Commission.



# BACKGROUND

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## What is a Comprehensive Plan?

- The Comprehensive Plan is an official statement by the City Council establishing major goals and policies concerning the desirable physical, social and economic development future of the city. The Comprehensive Plan is a document that guides the actions of a community. The Plan represents the Community's vision for how it wants to grow, change and renew itself by identifying the policies, strategies, and investments the community will undertake.
- The Comprehensive Plan outlines how the City wants to develop its land, redevelop older areas, ensure there is adequate housing; provide roads, water, sanitary sewer, protect natural areas and meet other community goals. It includes various topics related to development including land use, housing and neighborhoods, economic development, transportation, utilities, and parks and trails, among others.
- All City land-use decisions, including zoning, subdivision review, and development controls, must be consistent with the adopted Comprehensive Plan.



# BACKGROUND

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- On November 6, 2025, City staff provided the Planning Commission information about the upcoming Comprehensive Plan update. This included information about the Comprehensive Plan review process and a copy of Chapter Two of the North Saint Paul 2040 Comprehensive Plan. The intent of providing this information to the Planning Commission was to start the plan review discussion with the Commission.
- During this meeting staff provided the Planning Commission an overview of all the information. After some discussion, the Commission agreed to table further discussion about the Comprehensive Plan update to a future meeting.



# DISCUSSION – METROPOLITAN COUNCIL

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- The Metropolitan Council has informed the City (and all local governments in the 7-county area) that they are required to update their Comprehensive Plans.
- The Comprehensive Plan update process for local governments starts with the Metropolitan Council. They start the update process by reviewing and adopting a regional development guide.
- For the 2050 Comprehensive Plan update process, the Metropolitan Council adopted Imagine 2050, the new regional development guide for the seven-county metro region, on February 12, 2025.
- According to the Met Council:  
“One of the biggest responsibilities of the Metropolitan Council is to create a regional development guide every 10 years.”



# DISCUSSION - METROPOLITAN COUNCIL

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**The Met Council's development guide - Imagine 2050 – envisions the future we (they) collectively want for this region in 30 years.**

- “It tackles issues that are greater than any one neighborhood, city, township, or county alone can solve or address to reach the regional vision. It includes policies for how we will plan for and interact with land, transportation, water, housing, and parks and trails.
- Local governments will use it to guide a wide range of plans and actions for shared infrastructure like roads, sewers, regional parks, housing, water supply, and more.”

The Vision for the 7-County Metropolitan area, according to the Met Council's Imagine 2050, is:

- **“A prosperous, equitable and resilient region with abundant opportunities for all to live, work, play and thrive.”**



# DISCUSSION - METROPOLITAN COUNCIL

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**Imagine 2050 lists the following regional goals:**

- **Our region is equitable and inclusive.** Racial inequities and injustices experienced by historically marginalized communities have been eliminated; and all people feel welcome, included and empowered.
- **Our communities are healthy and safe.** All our region's residents live healthy and rewarding lives with a sense of dignity and wellbeing.
- **Our region is dynamic and resilient.** Our region meets the opportunities and challenges faced by our communities and economy including issues of choice, access and affordability.
- **We lead on addressing climate change.** We have mitigated greenhouse gas emissions and have adapted to ensure our communities and systems are resilient to climate impacts.
- **We protect and restore natural systems.** We protect, integrate and restore natural systems to protect habitat and ensure a high quality of life for the people of our region.



# DISCUSSION – METROPOLITAN COUNCIL

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- “The Metropolitan Council was created by State Law to coordinate and organize the planning and problem-solving that no one community can do alone. The regional development guide is one way we can coordinate planning across the metro area.
- By creating the regional development guide, we can provide guidance for development of comprehensive plans that span individual, local governments. It is by state statute (Minn. Stat. 473.145) that we are required to produce a comprehensive development guide for the region.”
- All local Comprehensive Plans in the seven-county metropolitan area must be consistent with the goals, policies and plans in the Regional Development Guide prepared by the Metropolitan Council.



## 2040 COMPREHENSIVE PLAN – CHAPTER TWO

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Chapter Two of the 2040 North Saint Paul Comprehensive Plan focuses on Vision, Goals and Decisions.

- It includes summaries of six Community Café meetings the City held in 2016-2018 as part of the plan update process. The city held these meetings to solicit feedback from community members on what they wanted the 2040 Comprehensive Plan to prioritize.
- As the plan notes, several themes emerged from this engagement effort. The themes revolved around Development and Redevelopment, Housing and Neighborhoods, Business and the Economy, and Active and Sustainable Living.
- For more information about the themes, see Pages 1-3 of Chapter Two.



# 2040 COMPREHENSIVE PLAN – CHAPTER TWO

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## VISION

*North St. Paul is your favorite small town. We promote community stewardship through an involved and informed citizenry. We preserve neighborhood value with diverse and maintained housing and active neighbors. The city engages in creative placemaking that fosters an environment of economic and employment opportunity. North St. Paul builds systems that connect people to places and promote active lifestyles.*



# 2040 COMPREHENSIVE PLAN – CHAPTER TWO

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## GOALS – OVERALL

- North St. Paul strives to take a fair and balanced approach to planning, while being cognizant of the needs and desires of its citizens.
- These goals show that the City acknowledges the diverse aspects that make North St. Paul a desirable place to live and work, and that the City is committed to building on its strengths and identifying areas with more room for growth.
- Note that additional detail on strategies and implementation of these goals were developed in the following chapters of the Plan.



# 2040 COMPREHENSIVE PLAN – CHAPTER TWO

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## GOALS

### 1. Community engagement and communication

- Promote community stewardship through and involved and informed citizenry.

### 2. Residential Character and Neighborhoods

- Enhance neighborhood value with quality housing options and types at all price points.
- Improve the quality and mix of the City's housing so there is a wide variety of housing available for people of all incomes, ages, cultures and abilities. Consider new forms of housing where redevelopment is necessary.
- Revitalize and enhance the quality of the housing stock so it is attractive and appropriate for new buyers.



# 2040 COMPREHENSIVE PLAN – CHAPTER TWO

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## GOALS

### 3. Business and Economic Development

- Possess a progressive image for redevelopment while maintaining a sense of the community heritage.
- Engage in creative placemaking that fosters an environment of economic and employment opportunity so that residents can work, shop and play near their homes.
- Foster a strong and diverse business base with planned and organized growth, timely allocation of resources and investment of public dollars.

### 4. Downtown

- Establish and implement a Downtown Improvement Plan that enhances the character of the downtown as a distinctive place that embodies the heritage of the community.



# 2040 COMPREHENSIVE PLAN – CHAPTER TWO

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## GOALS

### 5. Transportation

- Achieve a functional, aesthetic and balanced system which includes pedestrian friendly sidewalks and trails, local streets, collectors, arterials, a freeway and transit.

### 6. Urban Design

- Enhance community character through visual design and functionality of the public realm.
- Develop themes, prepare plans and implement plans which will enhance and improve the image and livability of the City in Downtown, Highway 36 Corridor and in each of the City's residential neighborhoods.



# 2040 COMPREHENSIVE PLAN – CHAPTER TWO

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## GOALS

### 7. Parks, Open Space and Trails

- Enhance and expand the parks, trails and open space system to ensure that all have access to quality community facilities.

### 8. Resilience and the Environment

- Protect and enhance the lakes, wetlands, woods and wildlife and promote actions, practices and developments which will sustain the environment.
- Become more resilient to climate change through climate change mitigation and adaptation.



# Questions?

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# RECOMMENDATION

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City staff are recommending the Planning Commission review and be prepared to discuss the:

- The Vision and Goals from the 2040 Comprehensive Plan for their relevance for the City moving forward through the required update to the Comprehensive Plan.