

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, MARCH 7, 2019
6:15 P.M.**

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

I. CALL TO ORDER

Chair Barton called the meeting to order at 6:15 p.m.

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair

Michael Stahlmann, Commission Vice-Chair

Tom Sonnek, Commission City Council Liaison

Chris Bathurst, Commissioner

Rick Gelbmann, Commissioner

Trisha Hamm, Commissioner

ABSENT AND EXCUSED

John Wahl, Commissioner

Allan Worm, Commissioner

ABSENT AND EXCUSED

STAFF

Molly Just, City Planner

III. ADOPT AGENDA

Motion to adopt agenda by Commissioner Gelbmann, and seconded by Commissioner Wahl, with all present voting aye (5-0). Motion carried to adopt the March 7, 2019 Agenda.

IV. APPROVAL OF MINUTES

A. January 3, 2019 Planning Commission Meeting Minutes

Commissioner Gelbmann requested the following correction:

-Page 4, 4th paragraph from bottom, 4th line - after “complete”, insert “in which density was considered.”

Chair Barton requested the following correction:

-Page 2, Agenda Item VI, 1st paragraph, line 4 - replace “small” with “smaller”

Motion to approve Minutes by Commissioner Stahlmann, and seconded by Commissioner Bathurst, with all present voting aye (5-0). Motion carried to approve the January 3, 2019 regular meeting minutes as amended.

B. February 7, 2019, Planning Commission Meeting Minutes

Commissioner Wahl requested the following correction:

-Page 2, 3rd paragraph - delete sentence: "He added this might be a First Amendment issue."

Commissioner Gelbmann requested that the sentence should read: "Commissioner Gelbmann clarified that the specified use cannot be legally eliminated from the City."

Chair Barton requested the following correction:

-Page 3, Agenda Item 8a, 2nd paragraph, line 1 - delete "not"

Motion to approve Minutes by Commissioner Gelbmann, and seconded by Commissioner Bathurst, with all present voting aye (5-0). Motion carried to approve the February 7, 2019 regular meeting minutes as amended.

V. MEETING OPEN TO THE PUBLIC

There were no comments.

VI. PUBLIC HEARINGS

A. Conditional Use Permit 2090 11th Avenue East – Adult Day Care Facility

City Planner Molly Just reviewed a request for a Conditional Use Permit (CUP) for an adult day care facility to be located at 2090 11th Avenue East (Target Plaza). The facility would be licensed and regulated by the State of Minnesota to provide cares and services to adults, with a capacity of 60 adults. The proposed facility requires local approval for operations to begin.

Ms. Just stated City Staff received notification of this request from the Minnesota Department of Human Services. The program and facility will be required to meet State licensing guidelines, and the City must ensure there are no conflicts with any surrounding uses. The applicant is currently operating the facility out of her home but hopes to expand in response to an increased demand for these types of services.

Ms. Just stated the standards of the CUP are met by this request. The proposed use is consistent with the purpose and intent of the City's Comprehensive Plan and can be adequately served by City utilities. Adjacent residentially zoned properties are separate from and compatible with the proposed use, and the facility's hours of operation (7:00 a.m. – 8:00 p.m.) are consistent with the hours of operation of surrounding uses.

Chair Barton state the required number of parking spaces seems high. Ms. Just stated the City must ensure there is adequate parking at Target Plaza for the proposed use, both now and in the future. She added the applicant has agreed to add signage to 10 parking spaces that would designate parking for their service.

Commissioner Gelbmann stated snow is currently stored in the Target Plaza parking lot, and whether it will be moved to another location to make room for adequate parking for the facility. Ms. Just stated the issue of snow storage will be addressed, and more parking is required than will be necessary.

The applicant, Blia Vang, stated she has run this program for two years out of her home, and current capacity is limited. She added new proposed location will be suitable for the program, which is attended by elderly adults.

Commissioner Stahlmann asked whether the applicant plans to offer exercise or walking outside near the facility. Ms. Vang stated the group goes to the YMCA where they participate in many activities. She added they go on outings to local shopping areas and visit local parks in the summertime.

Commissioner Stahlmann asked whether the applicant owns a van or bus. Ms. Vang stated the facility currently has one van, and additional vehicles will be needed as they plan to expand capacity.

Chair Barton asked whether some parking will be dedicated to the facility's vans. Ms. Vang confirmed this.

Chair Barton asked whether the occupancy of 60 participants is acceptable from a Fire Code perspective. Ms. Just confirmed this.

Chair Barton opened the Public Hearing at 6:37 p.m.

Khosrow Daivari stated snow storage will not normally be an issue at Target Plaza. He added the space was formerly occupied by the State of Minnesota but is currently not occupied, so snow has been stored on site rather than paying for removal.

Chair Barton closed the Public Hearing at 6:38 p.m.

Commissioner Gelbmann stated there had previously been sewer issues in an adjacent area. He asked whether City Staff anticipates any sewer issues at this property. Ms. Just stated the Metropolitan Council will determine the ability to serve.

Motion to recommend approval by Commissioner Bathurst, and seconded by Commissioner Gelbmann, with all present voting aye (5-0). Motion carried to recommend approval to the City Council of a Conditional Use Permit for 2090 11th Avenue East – Adult Day Care Facility;

Chair Barton stated this request will be reviewed by the City Council at their March 19, 2019, Regular Session Meeting.

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

-None.

VIII. REPORTS FROM STAFF

-None.

IX. REPORTS FROM COMMISSIONERS

City Council Liaison Sonnek asked for an update on the the adult day care center that was approved in 2018. Ms. Just stated that adult day care center has not yet opened as there are conflicts related to improvements.

City Council Liaison Sonnek stated a recent article in the *Ramsey County Review* newspaper highlighted development in North St. Paul. He added the proposed development at 7th Avenue East and Margaret Street North continues to move forward, but nothing has been finalized. He noted the proposed project will dramatically change the dynamic of the surrounding area.

City Council Liaison Sonnek stated development plans for the Anchor Block site continue to progress, with a proposed Kwik Trip on the north end of the site. He added market-rate apartments and a storage facility are also proposed for the north end, to the east of the proposed Kwik Trip location. He noted the storage units would be similar to the existing storage facility on Highway 36. Ramsey County has expressed willingness to review the potential of adding a new intersection at the bus garage entrance, with a right-turn only and controlled intersection at McKnight Road.

City Council Liaison Sonnek stated groundbreaking on 100 new townhomes at the south end of the Anchor Block site will happen in the next month or so.

City Council Liaison Sonnek stated the City Council's March 5, 2019 workshop included a presentation on the emerald ash borer by a representative of the Minnesota Department of Agriculture. He added emerald ash borer infestations have been confirmed in the City of North St. Paul, and three zones of concern have been identified. He noted ash trees will go through a cycle of infestation that could take years to complete.

City Council Liaison Sonnek stated the City's pre-emptive policy is to remove ash trees from the City's boulevards during road construction projects. He added ash trees will be removed as part of a controlled process due to the expense. He noted that the City Forrester and Public Works Department have been actively managing this process and are aware of the potential damage that can be caused by the emerald ash borer.

Chair Barton asked when the City began removing ash trees in the right of way as part of street reconstruction projects. City Council Liaison Sonnek stated he is unsure but agreed to check on that.

Commissioner Stahlmann asked whether the property across from City Hall is still for sale. City Council Liaison Sonnek confirmed there is interest in the property from a development company affiliated with Thor Development.

Commissioner Bathurst stated he may not be able to attend the April 2019 meeting as he is having knee surgery soon.

Chair Barton stated, at the Commission's December 2018 meeting, the Planning Commission had requested 2018 attendance records as well as remaining terms for current Commissioners. She added the roll call should reflect that Commissioners are "absent and excused" when prior notification was provided to the Planning Commission or City Staff.

Chair Barton stated she saw a recent article regarding the Highway 36 – Hadley Avenue intersection project, on which construction has commenced. She added the article noted there are apparently three roundabouts planned as part of the project.

Chair Barton stated the CUP request raised questions regarding the City's parking requirements for commercial businesses. She requested a future review and discussion of the City ordinance related to this issue.

X. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Wahl, and seconded by Commissioner Bathurst, with all present voting aye (5-0). Motion carried to adjourn the meeting at 6:55 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, April 4, 2019 at 6:15 p.m.

Members, please notify any planned absences to: Olivia Boerschinger
Planning Commission Secretary
651-747-2400
Olivia.boerschinger@northstpaul.org