

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, MARCH 5, 2020
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

Patrick Blees, Commissioner

Rick Gelbmann, Commissioner

Trisha Hamm, Commission Vice Chair EXCUSED

John Monge, Commissioner

Tom Sonnek, Commission City Council Liaison

Michael Stahlmann, Commissioner

Allan Worm, Commissioner

STAFF

Ryan Krzos, Planning Consultant

Olivia Boerschinger, Planning Secretary

III. ADOPT AGENDA

Motion to adopt agenda by Commissioner Stahlmann, and seconded by Commissioner Gelbmann, with all present voting aye (6-0). Motion carried to adopt the March 5, 2020 Agenda.

IV. APPROVAL OF MINUTES

-None.

V. MEETING OPEN TO THE PUBLIC

There were no comments.

VI. PUBLIC HEARING

A. Variance Requests and Site Plan Review for Multi-Family Apartments (Anchor Commons) at McKnight Road and Anchor Drive.

City Planning Consultant Ryan Krzos reviewed a site plan review and variance requests to facilitate a multi-family residential development on Anchor Drive between McKnight Road and

3rd Street. The east perimeter of the property along 3rd Street would be classified as the street frontage to meet setback requirements. The Gateway Trail is located along the south perimeter of the 3.91-acre property, which is zoned MU-3 – Corridor Mixed Use.

Mr. Krzos stated the proposed 4-story building would include 126 residential units in a combination of studio, 1 and 2-bedroom apartments. The units would be a mix of market-rate and affordable apartments, with 2 detached garage structures and 27 parking spaces to the north of the proposed building. A variance is being requested for a reduction in the front yard setback to 22.2 feet where 25 feet is required, to accommodate the shape of the site and restrictions related to utility and drainage easements along the west property line. The proposed density of 32 units per acre is below what is prescribed in the Comprehensive Plan.

Mr. Krzos stated the proposed building complies with the 5-story or 55-foot height limit prescribed in this zoning district. The remaining variance requests are related to two detached accessory structures which are both in excess of 4,000 square feet. The Ordinance requires that one accessory structure must be no greater than 1,000 square feet, and the second no greater than 200 square feet. The detached structure on the west side of the building does not meet the required 20-foot corner side yard setback requirement. The placement of a wall along Anchor Drive at that location is important to define the corridor. City Staff finds that setbacks are acceptable in this multi-family context and is therefore a practical difficulty for an accessory structure to a permitted use.

Mr. Krzos stated there is a combination of internal and exterior parking with 94 covered stalls in the detached garages, “tuckunder” parking under the building. He added the proposed parking meets minimum parking requirements in this zoning district.

Mr. Krzos stated exterior finishes that are proposed include stone paneling, composite wood trim, windows and balconies, and architectural bump-outs to break up the mass of the façade and give vertical interest. A pitched asphalt shingle roof is proposed, in compliance with Design Guidelines, and the detached garage structures would be constructed with similar materials.

Mr. Krzos stated the proposal complies with minimum open space requirements and includes a tot lot on the southwest corner of the site, landscape islands, green space and trees around the perimeter of the building, and the site is within 300 feet from an open space. Residents of the development can access the Gateway Trail corridor by way of a sidewalk on 3rd Street. A total of 126 trees are required, but City Staff recognizes that this can be reduced to prevent overcrowding and potential tree removal in the future. This condition would be similar to that which was approved recently for the nearby self-storage facility.

Mr. Krzos stated City Staff proposed conditions related to tree counts; signage permits; and screening of exterior HVAC and rooftop equipment; no plantings in utility or drainage easements; visual clearance at the driveway’s intersection with McKnight Road; and engineering comments as listed in the staff report.

City Council Liaison Sonnek requested clarification regarding the front setback on 3rd Street. Mr. Krzos stated the front setback is defined by the corner setback that is the shortest length abutting a right of way. He added this site has 3 sides that abut a right of way, and the 3rd Street side is the shortest length. He noted the real front of the property is Anchor Drive.

City Council Liaison Sonnek stated it is a shortcoming in City Code that accessory buildings are included in a regulation related to this zoning district when it applies to single-family residential homes.

City Council Liaison Sonnek requested clarification regarding pervious space. Mr. Krzos stated pervious areas on the site meet the definition because they are landscaped islands and planted areas. He added pervious areas can be passive as well as recreational. He noted the stormwater management areas would not count as pervious space.

Mr. Krzos stated, from a land use planning standpoint, the proposed projects a logical transition between lower density residential homes to the south and commercial areas to the north. He added the architectural style of the apartments fits well with the McKnight Townhomes development.

Commissioner Gelbmann expressed concern that there is no planned access from this development to the Gateway Trail.

Chair Barton stated the staff report indicates that a walkway will be provided from a secondary building entrance.

Roger Fink, Trident Development, stated a secondary exit is planned from the main building onto 3rd Street, with a pedestrian walkway to connect to the Gateway Trail. He added this has yet to be designed.

Chair Barton stated the staff report referred to bicycle storage racks or spaces in the parking garage. She requested clarification from City Staff.

Mr. Krzos stated bicycle parking is covered under two City Ordinances: Off-Street Parking and Development Standards. He added, under Development Standards, interior bicycle storage is encouraged at one space per residential unit, while the Parking Ordinance requires that 10% of parking space be reserved for bicycle parking. He noted the Off-Street Parking section also requires that bicycle stalls are provided within 50 feet of the building's main entrance. He noted, in his opinion, at least some of the bicycle parking spaces should be provided at the exterior front of the building.

Roger Fink, Trident Development, thanked the Planning Commission, City Staff and WSB consultants for their guidance and support in the planning of this development. He added he came before the Planning Commission years ago requesting recommendation of approval for the

Polar Ridge Senior Living development. He introduced Chris Hogan, HMA Architects, and Carin Bzdok, Vice President, Trident Development.

Mr. Fink reviewed the history of Trident's association with the City of North St. Paul and the Anchor Block site, and the concept for a multi-unit residential development. He added Trident has partnered with Lyon Contracting and Carlson McCain Consulting for this project, with whom they are currently working on other residential developments. He noted Trident specializes in multi-family apartment and senior developments, and Trident staff is pleased to bring something new to North St. Paul.

Mr. Fink stated the objective of the Anchor Commons development is to provide a quality, contemporary work-force rental community with desirable amenities that will be affordable and accessible. It is anticipated that the development will create a transition in land use from the commercial properties to the north to low-density homes to the south. The development will focus on pedestrian connections in the area, and improved circulation with the new road and intersection.

Mr. Fink stated parking is proposed in surface lots and two separate accessory structures as well as at-grade "tuckunder" parking, providing a good balance of surface and covered parking. It will be the renter's choice if they want to pay extra for covered parking.

Mr. Fink stated a variance is being requested based on conflicting requirements related to frontage lot definition in the MU3 zoning district. The variance will resolve the minor conflicts related to setbacks.

Mr. Fink stated areas for both indoor and outdoor activities are planned, including open space, a play area for children, and indoor community spaces.

Chris Hogan, HMA Architects, reviewed the design of the project, including a focus on sensitivity to its position near Gateway Trail, and creating a backdrop for the trail as an important community amenity. The exterior design of the building will be a mixture of sidings, cultured and assimilated stone, brickwork, lap siding, and vertical board and batten. The mixture of textures and finishes create an aesthetically pleasing view for renter and residents approaching the building from the corridor.

Commissioner Gelbmann asked whether there is a perspective view from McKnight Road or Highway 36, as that will be the most prominent view.

Carin Bzdok, Trident Development, stated the development will provide quality, contemporary rental housing with 126 units in a mix of studio, 1 and 2-bedroom units and a variety of floor plans. Studio apartments will range from 548-580 square feet; one-bedroom apartments will range from 680-747 square feet; and two-bedroom apartments will range from 1009-1100 square feet.

Ms. Bzdok stated the units will feature many high-end finishes, including full Frigidaire appliances, in-unit laundry, granite countertops and windowsills, high-quality wood cabinetry, luxury vinyl plank flooring, and carpeting in the bedrooms. Some units will feature walk-in closets for ample storage space. Window treatments will be provided in each unit. LED high-efficiency lighting as well as television and internet access will be featured in every unit.

Ms. Bzdok stated the building will be access-controlled with a tenant call system, and exterior doors operated by individual key fobs. A 24/7 security surveillance system and management office will be located on the main level, with a large lobby, mailroom, and package handling system. A community room with game tables and kitchenette will be available for resident use, as well as a fitness center and storage lockers for rent on each floor. The building will be served by two elevators from the main entrance, and trash chutes on each floor leading to an enclosed trash room.

Ms. Bzdok stated outdoor amenities are planned to include a patio with grilling station, patio furniture and casual seating. A children's play area is also planned with dimensions still under consideration. A landscaped pathway will provide access to Gateway Trail, as well as the convenience store and nearby storage facility.

Mr. Fink stated this development project boasts an affordability factor which takes advantage of Tax Increment Financing, offering 20% of 126 units to families that have an income of 50% of the Area Median Income (AMI). He added rents will be adjusted accordingly.

Mr. Gelbmann asked whether there is an estimate of how many school-age children will live in the apartments. Mr. Fink stated, in his experience, the demographics of rental occupants is very mixed, with a wide variety of age groups, families, couples and singles who are choosing the apartment lifestyle. He added he expects that 40-50% of the units will have children between the ages of 3-16 years.

Commissioner Worm asked what size the indoor garage stalls will be. Mr. Hogan stated the indoor stalls will be 12 x 24 feet, and there will be ADA compliant stalls based on building Code requirements. He added the outdoor stalls will be 9 x 18 feet, based on zoning Code requirements, with ADA accessible stalls based on what is required.

Commissioner Gelbmann asked whether the proposed amount of closet space and its location is sufficient, based on the developer's experience with other projects. Mr. Fink stated unit floor plans are developed so that they are highly marketable, and he has not received feedback from other development managers that units do not have enough storage space or closets. He added onsite storage is available for rent if people need additional storage.

Commissioner Monge stated he is glad to hear there will be individual garage door openers. He added many rental buildings end up with satellite dishes installed on balconies, which is unsightly. Mr. Fink stated it is unlawful to prohibit renters from choosing to install satellite

equipment. However, more convenient and cost-effective options will be offered in the hopes that satellite dishes will not be something they want to install.

City Council Liaison Sonnek stated the first-floor community room layout appears to be small for a rental development with 126 units. Mr. Fink stated the community room is designed to size for the number of units in the development. He added the size of the room is appropriate for occasional use by residents.

City Council Liaison Sonnek asked whether there might be an opportunity to use the City's fiber optic service for this development.

City Council Liaison Sonnek asked about the use of Tax Increment Financing, and what it means to have 20% affordable units.

Mr. Fink stated Tax Increment Financing (TIF) can be applied to a housing district through two different affordability formulas: 20% of rental units occupied by residents making 50% or less of the Area Median Income (AMI), or 40% of rental units occupied by residents making 60% of the AMI. Upon analysis it was decided that the first option was the most appropriate for this development. Rents will not be restricted, and the management company completes an initial analysis, and subsequent annual verification, to ensure that renters qualify for these units. This ensures that rent does not exceed a percentage of the qualified renters' income.

City Council Liaison Sonnek asked whether the 28 proposed studio units are within the affordability range. Mr. Fink stated the threshold is adjusted by family size, so a mix of different units will be allocated.

Commissioner Stahlmann asked where the garbage will be collected, as he did not see a garbage collection area on the site plan. Mr. Fink stated trash chutes located on each floor of the building feed to trash collection spaces at either end of the building's first floor. He added these collection rooms are equipped with floor drains, wall treatments and an exhaust system, as well as a large access door for trucks to haul the trash away.

Commissioner Stahlmann asked whether residents will be able to recycle and compost. Mr. Fink stated residents are encouraged to bring their recycling directly to bins on the main level, to prevent larger items like boxes getting stuck in the chutes.

Commissioner Stahlmann asked whether something longer lasting than asphalt shingles could be considered. Mr. Fink stated the asphalt shingles that will be used are long-lasting fiberglass architectural shingles.

Commissioner Stahlmann asked whether solar power has been considered for the development. Mr. Fink stated solar energy has not been considered for this property.

Commissioner Monge asked whether HVAC and other utilities will be exposed on the exterior. Mr. Fink stated heating will be controlled in each individual unit by an automatic hydronic baseboard system. The units will be cooled by remote-controlled electric air conditioning units. The building's common spaces will be regulated by a forced air system.

Commissioner Gelbmann stated he appreciates that the catch basin has an organic shape and is not a square. He added this shows that the developers took the time and care to design it in a way that fits into the landscape.

Commissioner Gelbmann asked how residents will move their belongings in and out of the rental units. Mr. Fink stated the main entrance to the building will probably be used the most, as it has the widest doors and is closest to the elevators. He added the side entrances can also be used. He noted it depends upon the location of the unit.

Gelbmann asked whether there will be public transit options available for the residents of the development. He stated the #64 bus is fairly nearby, but perhaps Metro Transit could be contacted to see if a route could be modified to include the entrance to the Anchor Commons. He added, if that were a possibility, it would be necessary to determine where people could wait for transit on site.

Mr. Fink stated he would support any opportunity to get a bus stop near the development or on McKnight Road. He added providing a shelter might be complex.

Mr. Duddeck stated Metro Transit changed routes this past summer, and a shelter at a regular stop at 1st Street and 7th Avenue was removed due to reduced ridership. He added the increased development in the area may warrant a route change and an additional stop. He agreed to look into it.

Chair Barton asked whether ADA accessible units will they be located on the first floor. Mr. Fink stated the developer is required to make accessible units available throughout the building. Mr. Hogan agreed, adding building code requires 2% accessible units that are typically on the 1st floor, but can be located anywhere with elevator access.

Chair Barton asked whether the children's play area will have a solid accessible surface. Mr. Hogan stated the details of the playground design have not yet been determined. Mr. Fink stated the materials that are used will be accessible, and the property in general is very level.

Commissioner Worm stated the Planning Commission held a meeting at the Polar Ridge development after it opened. He added a similar meeting could be held at this development when it is finished.

Chair Barton opened the public hearing at 7:40 p.m.

Rob Aurelius, 2271 7th Street N, stated the developer could take 1 inch off of each unit, and they would not need the variance. He added it would be easier to get around the building and make more room for a potential bus shelter. He noted the east corner of the garage on the west side is a very blind corner.

Chair Barton closed the public hearing at 7:42 p.m.

Chair Barton stated, with regard to the City Code requirement for 20 bicycle parking spots, there is recommendation or requirement for their size. She added if exterior bicycle parking is provided within 50 feet of the building entrance and visible from the parking lot, it is uncertain whether an additional exterior 20 bicycle parking spaces are required.

Commissioner Blees stated it would be easy to put wall-hanging bicycle racks on the parking garage wall. Chair Barton stated she believes that is something that is already planned by the developer.

Mr. Fink stated bicycle owners tend to have expensive bikes that they do not want to store in public spaces. He added, in other developments, secure areas have been set aside within the residents' parking space upon demand, where they can store their bike. He noted he anticipates 5-10 bicycle storage spaces near the front entrance, and 5-10 spaces in each of the parking garages.

Commissioner Gelbmann stressed the importance of bike storage and security, with the proposed development located on the Gateway Trail.

Chair Barton stated there is a requirement for 20 exterior bicycle parking spaces within 50 feet of building entrance. Mr. Fink stated a condition of approval could be added that 20 bicycle racks would be provided at a location to be determined by City Staff in consultation with the developer.

Mr. Krzos stated the requirement states "bicycle parking facilities shall be located within 50 feet of the main building entrance and visible from the main parking area." He stated an agreement can be reached with the developer.

Commissioner Blees stated the preliminary site plan shows trees along the Gateway Trail. He added there is space between the building and the paved trail that is not on this property that would be a good place for trees. He added, however, there is a drainage and utility easement there. He noted more trees would be a good addition along the trail but cannot be placed on the easement.

Mr. Krzos agreed, adding the location of the easement and placement of the proposed building would preclude trees in that area.

Mr. Duddeck stated it is hoped that City Staff can work with the DNR to enhance the large green space near the Gateway Trail.

Mr. Fink stated the landscape architect could also participate in a potential landscape plan to improve the appearance of Gateway Trail access and provide screening for the chain link fence, as well as prepare landscape plans to address overcrowding and adequate planting quantities.

Mr. Duddeck stated it is hoped that the chain link fence along the Gateway Trail can be improved or replaced, as the fence was appropriate for the previous industrial use of the area, but its aesthetics no longer fit in a residential neighborhood.

Commissioner Blees stated the developer's landscape architect could work with City Staff and DNR representatives on a potential condition of approval to be added to the landscape plan that would address the chain link fence. Mr. Fink agreed.

Chair Barton asked about park dedication fees. Mr. Duddeck stated that will be addressed in the development agreement.

Commissioner Worm asked how long it will take to construct the building. Mr. Fink stated the project will take approximately 18 months to complete.

Motion by Commissioner Monge, and seconded by Commissioner Gelbmann, with all present voting aye (6-0). Motion carried to recommend City Council approval of variance requests for multi-family apartments (Anchor Commons) at McKnight Road and Anchor Drive.

Motion by Commissioner Worm, and seconded by Commissioner Monge, with all present voting aye (6-0). Motion carried to recommend City Council approval of a proposed site plan for Anchor Commons with 12 conditions listed in the staff report and the following additional conditions:

- The applicant may pursue a discussion with the Minnesota Department of Natural Resources regarding trees and fencing near Gateway Trail in coordination with City Staff
- bike parking will be modified to provide a minimum of 20 stalls with location to be determined by City Staff, in a combination of interior and exterior spaces.

Chair Barton stated this item will be reviewed by the City Council at their March 17, 2020 meeting.

VII. OLD BUSINESS

-None.

VIII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

A. Ordinance Text Amendment: Keeping of Chickens and Bees

Planning Secretary Olivia Boerschinger reviewed a proposed Ordinance amendment related to the keeping of chickens and bees. City Staff has requested that the Planning Commission review this issue and provide feedback and comment for recommendation to the City Council. She provided sample ordinances and licensing requirements from 16 metro area municipalities for comparison that are similar to North St. Paul.

Ms. Boerschinger stated a permit or license would be required and inspection to assure compliance with Code regulations. Notice of application would be mailed to all adjacent property owners. The Ordinance would have specific setback requirements, in the rear yard only, maintaining a 5-foot setback from property lines and 20 feet from principle buildings. Roosters would be prohibited, and a maximum number of 6 hens would be allowed.

Ms. Boerschinger stated the Ordinance related to the keeping of bees would have a similar structure, with notification to nearby properties, and a maximum number of 4 allowable bee colonies. She added City Staff can provide copies of the 16 sample ordinances as well as sample language for drafting licenses.

Commissioner Monge asked for clarification regarding the process if a nearby neighbor has a concern or complaint when notifications are sent.

Ms. Boerschinger stated a hearing could be held, and subsequent City Council review. She added a percentage of approval from neighbors could be a requirement.

Commissioner Monge stated some people might be allergic to bees. He asked whether a process would be necessary if there is a medical situation.

Ms. Boerschinger stated a “flyaway” barrier would be required if a beehive is within 20 feet of a property line. She added some municipalities provide a brochure or flyer with the permit that shows a depiction of what is required, either landscaping or a physical barrier, to help prevent “flyaway”.

City Council Liaison Sonnek stated he has an issue with sending a notification to nearby neighbors. He added the notification process can send a message that this is a potential safety hazard. He noted this should not be allowed if it is a rational fear and requires a safety notification. He noted other municipalities who have this type of Ordinance have almost no neighbor complaints. He stressed the importance of providing facts and information about keeping chickens or bees in an urban setting.

Chair Barton stated she agrees that a notice is not necessary, but not everyone wants to have farm animals next door to them, and they may have legitimate concerns. She added State public health officials have recommendations for Ordinance language related to distances from neighboring property; veterinary care; animal health; slaughter on site; waste disposal; and a training brochure.

Mr. Duddeck stated the neighbor notification process was recently removed from the City's kennel licensing application, for 3 or more animals.

City Council Liaison Sonnek stated he does not see anything in the documentation provided that indicates that the keeping of chickens is not safe. He added he is unsure about the keeping of bees and asked about a potential risk for people who get stung by bees.

Chair Barton stated there is a risk that residents can be exposed to zoonotic diseases when chickens are present. She added the Department of Public Health has recommendations for maintenance and sanitation of chicken coops and runs. She stressed the importance of educating people on these issues.

City Council Liaison Sonnek stated the distance requirements might make it impossible for some residents to have chickens or bees depending upon their size of their lot.

Chair Barton stated residents may not have a problem having chickens in their neighborhood, and very few people actually end up having chickens. She added she would prefer to use the word "hens" instead of "chickens", as roosters would be prohibited.

Commissioner Worm asked why only hens are allowed, and why they are limited to 6 hens.

Ms. Boerschinger stated, in researching this issue, the City of Minneapolis was the only municipality that allows roosters by special permit. She added the biggest complaint is related to roosters and noise. She noted the number of 6 chickens is based on a range of the number of chickens allowed in other municipalities, similar to North St. Paul, which has smaller, narrower property sizes.

Mr. Duddeck stated the setback requirement could be modeled after the required setback for yard waste composting, in terms of distance from property line. Chair Barton stated both composting and the keeping of chickens must be sanitary and based on specific data from health experts.

Commissioner Monge asked whether it is necessary to address both chickens and bees at the same time. Mr. Duddeck stated many residents have been interested in having chickens for the past few years, and spring is coming. He added the Planning Commission can take some time to review this issue.

City Council Liaison Sonnek stated the proposed Ordinance language is simple and straightforward, and only a few clarifications are required. He added the issue of "slaughter" should be addressed, and he does not support notification.

Commissioner Gelbmann expressed concern about the keeping of bees. City Council Liaison Sonnek stated he agrees that more information on bee keeping is necessary

Commissioner Blees stated an expert beekeeper could come and give a presentation. Mr. Duddeck agreed it would be a good idea to get experts from the University of Minnesota to provide feedback and comments. He added a local beekeeping expert, Bruce Fisher, would also be happy to provide additional information. He noted this can be reviewed again at the Planning Commission's April 3, 2020 meeting, and the City Council's meeting will be April 15, 2020.

Ms. Boerschinger stated the two Ordinance amendments can be addressed separately to provide additional clarification and resources. She added the keeping of chickens can be addressed first, to provide additional time to get information on the keeping of bees.

Mr. Duddeck stated the City's legal counsel strongly advised omission of neighbor notification when the City Council approved the dog kennel Ordinance amendment.

Chair Barton stated a newsletter could be drafted to provide information for the general public on the keeping of chickens and bees.

Mr. Duddeck stated he would try to get experts to present information at the Planning Commission's April 2020 meeting, but they might need to meet on a different night. The Planning Commission agreed.

Chair Barton stated public health officials have information from research and testing regarding requirements that should be included in this type of Ordinance amendment.

Commissioner Blees requested the following correction in the draft Ordinance amendment:

-Page 106, "Keeping of Bees", Item C.VIII, replace "gives" with "hives"

Chair Barton asked whether people will be able to sell eggs? Ms. Boerschinger stated that would be noted only if it is not permitted.

City Council Liaison Sonnek stressed the importance of consistency and clarity in the language related to setbacks. He added the setback for chickens is 20 feet, but the setback for bees is 10 feet from property lines and 25 feet from the principle structure. He noted both Ordinance amendments should clearly state consistent setback requirements. Ms. Boerschinger agreed.

Chair Barton stated the issues of waste and cleanliness are not addressed, including control and disposal of feces and uneaten food. She added that needs to be addressed.

Commissioner Stahlmann stated the Ordinance amendment should encourage composting as a solution.

Chair Barton stated "coups and runs" should be predator proof.

Commissioner Worm stated roosters do not cause noise problems.

Chair Barton stated, under Item 4.A, on page 104, the phrase “constitutes a nuisance” is problematic and vague. She added she would recommend leaving that sentence out. She added it should be clear that chickens will not be allowed inside a dwelling.

Mr. Duddeck stated the City does not have access to enter homes for regulation or inspection. He added it would be difficult to enforce.

Chair Barton asked whether there would be a height limit on structures. Mr. Duddeck stated it can be modeled on the Accessory Structure Ordinance, with a limit of 12 feet in height. Ms. Boerschinger agreed to add that to the Ordinance amendment.

Chair Barton stated the location of the entrance to a beehive should face away from adjacent properties. Ms. Boerschinger agreed to add that to the Ordinance amendment.

Commissioner Monge asked whether a limit on the number of bees will be regulated. Chair Barton stated she has obtained very helpful information from the University of Minnesota on this issue.

Ms. Boerschinger agreed to incorporate the Planning Commission’s comments into the draft document and provide the draft document via email before the April 15, 2020 meeting. She added she will also include links and information for the documentation that Chair Barton received from the University of Minnesota.

IX. REPORTS FROM STAFF

Mr. Duddeck thanked the Planning Commission for all their recent hard work and support on development issues in North St. Paul.

Mr. Duddeck stated City Staff hopes to have video imagery of the downtown area depicting redevelopment projects, similar to that which was provided by Trident Development, to be posted on the City website.

Mr. Duddeck stated spring road restrictions will be in place beginning on Friday, March 6, 2020.

Mr. Duddeck stated Ramsey County will be doing construction on McKnight Road south of 7th Avenue beginning in the spring.

X. REPORTS FROM COMMISSIONERS

a. Update from City Council Liaison

City Council Liaison Sonnek stated the City Council approved the variance request and site plan for the self-storage facility on McKnight Road at their March 3, 2020 meeting.

Mr. Duddeck stated the Suite Living development is progressing toward occupancy after receiving final approvals. He added an open house is planned but no date has been set.

Mr. Duddeck stated the Business Association will meet Tuesday, March 10, 2020 at 11:30 a.m. and will feature an electric utility consultant who will provide information on energy audits for local businesses. He added a direct mailing was done to all local businesses and Planning Commissioners.

XI. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Stahlmann, and seconded by Commissioner Gelbmann, with all present voting aye (6-0). Motion carried to adjourn the meeting at 9:10 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, April 2, 2020 at 6:15 p.m.

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