

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JULY 2, 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. The meeting was held in Council Chambers and via Zoom.

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair
Patrick Blees, Commissioner
Rick Gelbmann, Commissioner
John Monge, Commissioner, Commission Vice Chair
Tom Sonnek, Commission City Council Liaison
Michael Stahlmann, Commissioner
Allan Worm, Commissioner

STAFF

Erin Perdu, City Planner
Ryan Krzos, WSB Consultant
Olivia Boerschinger, Planning Secretary

III. ADOPT AGENDA

Motion to adopt agenda by Commissioner Stahlmann, and seconded by Commissioner Monge, with all present voting aye (6-0). Motion carried to adopt the July 2, 2020 Agenda.

IV. APPROVAL OF MINUTES

A. Approval of the May 28, 2020 regular meeting minutes.

Commissioner Blees requested the following correction to the May 28, 2020 meeting minutes:
-page 3, first line, replace “Brees” with “Blees”.

Chair Barton requested the following correction to the May 28, 2020 meeting minutes:
- page 3, 3rd paragraph, line 2, replace “nominate” with “elect”.

Motion to approve Minutes by Commissioner Blees, and seconded by Commissioner Stahlmann, with all present voting aye (6-0). Motion carried to approve the May 28, 2020 regular meeting minutes as amended.

V. MEETING OPEN TO THE PUBLIC

Ms. Perdu stated there are technical difficulties and City Staff is working to correct this situation.

Ms. Perdu stated there is a member of the public who joined the meeting via Zoom.

John Schmahl asked how the Planning Commissioners are notified about what will be on the Planning Commission Meeting Agenda.

Chair Barton stated the meeting packet is emailed to the Planning Commissioners and is also available on the City website.

Mr. Schmahl stated he is a resident and it is difficult to find the meeting information on the website. He added the online Planning Commission Meeting Agenda has 7 attachments called “previous versions”. He noted there was no notification about where the meeting was going to be held, or that it would also be available through Zoom.

Mr. Schmahl stated the public should not be subjected to this difficulty in finding out what is going on. He added it should be easy for the public to know what will be discussed at a Planning Commission meeting. He noted someone at the City level should take a look at what is being produced for the public who want to find out about meetings.

Mr. Schmahl stated he read the minutes from the Planning Commission’s May meeting at which the front yard definition was discussed. He added that is wonderful and he supports it 100%. He asked whether existing front yards will be grandfathered in, or if the definition only applies to new front yards. He noted the only thing permanent in this City is a nonconforming footprint.

Ms. Boerschinger stated meeting agendas will be posted on the website by the new Communications staff. She added she can work with her to increase ease of access.

VI. PUBLIC HEARINGS

A. Conditional Use Permit – Hue Senior Center, 2544, 2546, 2548 7th Avenue E.

Ms. Perdu reviewed a request from the applicant, Hue Adult Day Care, for a Conditional Use Permit (CUP) to occupy the existing K&J Catering on the corner of Margaret and 7th Street. She added no changes to the exterior of the building are proposed. She noted the applicant plans to put a commercial kitchen in the Victoria Room space and keep the outdoor seating area behind the building.

Ms. Perdu stated City Staff spoke with the applicant to discuss the request. She added one of City Staff’s concerns is the desire for pedestrian-friendly uses in the downtown area, to be consistent with Comprehensive Plan guidance, to meet CUP criteria. She added the proposed

commercial kitchen and keeping the outdoor seating area would help create more of a pedestrian-friendly atmosphere than if it was simply an adult care facility. She noted City Staff recommends approval of the CUP request.

Commissioner Monge asked whether K&J are moving. Ms. Perdu stated the building is for sale, and the applicant wishes to purchase the building.

Commissioner Worm asked whether it is necessary for the Planning Commission to receive all the financial data in order to approve the request. He added it is a lot of paper. Ms. Perdu stated it is not required, but the applicant provided it.

Commissioner Gelbmann stated presumably the applicant understands that this is a public forum and their financial data will be entered into the public record. Ms. Perdu agreed.

Chair Barton asked whether the applicant joined the Zoom meeting, and if they want to address the Planning Commission.

Chair Barton open public hearing at 6:46 p.m.

A member of the public who had joined the meeting via Zoom asked what level of senior center this will be, and what type of care will be offered. Ms. Perdu stated this will not be an overnight facility, and the care center will accommodate up to 30 people per day. She added it will not be a medical facility.

The audience member asked whether there will be nurses or medical staff on site. Ms. Perdu stated the day care center offers counseling, exercise, meals snacks, and activities, and State certification is required. She added skill care will be arranged by the day care center based on individual needs.

Commissioner Stahlmann stated the application indicates that a registered nurse will be on site during program hours. He added it is noted on page 58 that the day care center will provide support for Alzheimer's and memory care for adults.

Chair Barton closed the public hearing at 6:50 p.m.

Commissioner Stahlmann the applicant indicated they are considering opening the business to the public, by putting a restaurant in the corner building, with an adjacent kitchen. He asked whether cooking would take place in the old hall. Ms. Perdu confirmed that if the applicant puts in a kitchen, it will be in the Victorian Room on the corner.

Commissioner Stahlmann stated there is an existing kitchen in the adjacent building. Ms. Perdu stated the applicant indicated that the kitchen would be adjacent to the day care facility.

City Council Liaison Sonnek stated the applicant does not need special permission to have a restaurant in the mixed-use zone. He asked why a CUP is necessary. Ms. Perdu stated the CUP is required for the day care facility. She added the concern is whether the proposed use meets the spirit of the Ordinance.

City Council Liaison Sonnek stated his only concern is the hours in the summer, when the downtown area gets busy with lots of traffic. He added there could potentially be 30-day care center clients trying to leave the site when there is a lot of traffic. He noted he assumes the applicant is aware of that, and that would be something they would need to figure out.

Commissioner Stahlmann stated he is familiar with other similar centers, and many clients drive themselves or get dropped off by a spouse. He added he does not believe any of these types of centers are currently open due to Covid-19. He asked whether there is an opening date.

Ms. Perdu stated the applicant hopes to close on the building later in July, and then complete interior work. She added she is unsure when they will open.

Chair Barton asked whether the applicant plans to use vans for transportation, or whether parking will be made available behind the building. Ms. Perdu stated she believes they will use vans.

Commissioner Gelbmann stated he understood there would be a transportation fee for clients who need transportation. He added this would imply that transportation is optional, and people may drive themselves or get dropped off.

Chair Barton stated she is unsure whether something would need to be done parking spaces behind the building are not ideal, in terms of accessibility.

Ms. Perdu stated she is unsure of the applicant's expectations regarding clients who will require transportation. She added all parking in the area is public parking.

Commissioner Gelbmann requested clarification regarding a reference to "covered entrance" on page 32. Ms. Perdu stated she does not know what that refers to.

Commissioner Blees stated there is a ramp in the back that is partially covered.

Commissioner Gelbmann expressed concern that an uncovered walkway or entrance would be unsafe in bad weather.

Commissioner Stahlmann stated that is not up to the Commission, and the applicant would have to figure it out.

Chair Barton stated the staff report states, "The proposed adult day care use in downtown area would not be consistent with Comprehensive Plan guidance." She added she understands the recommendation for approval. She expressed concern that the application could be approved with the assumption that an outdoor seating area and commercial kitchen will be included, but it ends up being just an adult day care, without those components.

Commissioner Monge stressed the importance of drawing people into the downtown area, which has been a goal for the City.

City Council Liaison stated there is an apartment development across the street from this location that will increase demand. He added the proposed adult day care center use will bring more people to this area than when it was a private catering use. He noted the adult day care center clients might not be active customers but questioned whether it is appropriate to deny a potential business on the basis that it is not a retail business.

Chair Barton stated the Planning Commission can make a recommendation based on Comprehensive Plan guidance and the downtown Master Plan about what types of businesses should be there.

Commissioner Gelbmann stated there is no assurance that there will be a restaurant brought to the site. City Council Liaison Sonnek stated there is not a restaurant there now.

Chair Barton stated it will be difficult for the day center patrons to get access to the building on Friday nights in the summer when the outdoor patio is in use.

City Council Liaison Sonnek stated that is 15 days out of the year. He added he too supports the addition of dynamic businesses that will have people flocking to the downtown area. He asked whether it would be appropriate to deny the use of this property because it is not the right type of business, when there is a buyer and K&J wants to sell it. He noted market demands will end up producing more businesses over time, but right now the market is not there. He expressed his hope that this will change when the apartment building is full, as well as the apartments and townhomes on McKnight.

Chair Barton asked whether the Planning Commission can add conditions for approval that would make it more desirable.

Ms. Perdu stated the restaurant or café use could be added as a condition of approval.

Chair Barton stated she likes the idea of an outdoor patio that would be open to the public. She added she is unsure whether it should be added as a condition.

City Council Liaison Sonnek stated it would be helpful to talk to the applicant. He added a few years from now, when the apartment building across the street is full, this would be a great piece of property to own in the downtown area.

Commissioner Blees agreed. He stated it is difficult to consider denying the application if there is a potential business that wants to be there, instead of a vacant building on a prime site. He added it could become something else in a few years. He noted he might support a condition, although he is not sure that telling them they have to have a café or outdoor seating area is an appropriate requirement. Chair Barton agreed.

Ms. Perdu stated a few options for conditions would be an outdoor patio space that is open to the public; a commercial kitchen with public restaurant, catering, or carry-out; or a requirement that a restaurant use be incorporated. She added the other options are approval with no conditions, or denial. She noted City Staff recommends approval despite reservations about the prime location, because conditional uses would indicate City endorsement if supplemental regulations are met.

Commissioner Gelbmann stated a condition could be made that the patio is part of the restaurant, or otherwise available to the public. He added that will create connection with the community and could provide sufficient motivation for them to do a kitchen. He noted the City has done that with developments, requiring that open space that is available to the public.

Ms. Perdu stated she would need to check with the City Attorney to see if it would be acceptable to have a requirement that the patio is open to the public. She added that would be a reasonable condition, related to the purpose of the Ordinance.

City Council Liaison Sonnek stated it is challenging to review this case without the applicant to answer questions. He added the City Council will have a lot of questions as well. He noted it is difficult for the City to pick and choose what types of small businesses they want to have in the downtown area, unless they are prohibited in the Zoning Code.

Chair Barton stated a condition could be added regarding maintenance of the outdoor patio. Commissioner Gelbmann stated the applicant could be strongly encouraged to make a restaurant, or open to the public.

City Council Liaison Sonnek expressed concern about these types of conditions and what the City can require applicants to do.

Commissioner Gelbmann stated it could be an encouragement, not a condition. He added the question is how much can the City require.

Chair Barton stated the applicant does not have any plans to expand the building or use it for anything else.

Commissioner Gelbmann stated he would support a condition in the motion, in lieu of the applicant not being available to answer questions.

Commissioner Stahlmann expressed concern about the requirement for 8 parking stalls. He added the new owner could choose to make the patio into a parking area. He noted it is actually a parking lot that was made into a patio. Chair Barton stated the area behind the building is a public lot.

Chair Barton stated she would be interested to know if the applicant is agreeable to that condition.

True Yang, the applicant, joined the Zoom meeting at 7:20 p.m.

Chair Barton asked the applicant whether she would be willing to keep the outdoor patio space. Ms. Yang stated they want to keep the current patio space, behind the Victorian Room. She added the plan is to eventually open an Asian restaurant, that would be open to the public.

Commissioner Gelbmann asked whether there will be a covered entrance for people coming to the facility. He added he is concerned about snow and rain, and how clients will be able to

access their vehicles or other transportation. He noted the application mentions a covered walkway.

Ms. Yang stated they intend to transport clients to and from the building. She added clients who can drive themselves to the facility in the morning can do so, but they will be transported home. She noted, in the mornings, staff will be waiting for them to arrive and the sidewalks and paths will be clear of snow and ice.

Commissioner Gelbmann asked whether there will be a covered area where clients will be entering. Ms. Yang stated that covered entrance will be in the back, and it is a handicapped-accessible door that will be easier for clients to use.

Commissioner Gelbmann asked whether there is a cover over the walkway. Ms. Yang confirmed this.

City Council Liaison Sonnek stated the Planning Commission's concern is that this property, at the center of the downtown area, would be a great location for businesses that will bring pedestrians into downtown. He added the adult day care center is not that type of business, but purchasing the property is the applicant's choice. He noted having a restaurant as part of the business in that corner location would certainly help bring pedestrian traffic to the area.

Ms. Yang agreed, adding that is why they want to have a restaurant. She added they are also thinking about opening up a salon, which would be a beneficial business for the neighborhood and could provide services to their clients.

Ms. Yang stated the building's current owner has a liquor license. She asked whether they could get a liquor license and use the building on the weekends for catering and as a banquet center.

City Council Liaison Sonnek stated there is a process for applying for a liquor license. He added anything that would attract people would be fitting for that location in the downtown area.

Chair Barton stated the adult day care center use is what is being reviewed for approval right now.

City Council Liaison Sonnek asked the applicant whether she will be available to attend the City Council meeting on Tuesday July 7, 2020, to answer questions.

Ms. Yang stated she will be there, and she will be bringing a couple of the owners as well.

Chair Barton stated the Commission appears to be more comfortable with moving forward with a recommendation for approval as the applicant has indicated she is committed to exploring other uses for the site.

Commissioner Stahlmann stated he agrees that he is comfortable with recommending approval of the application without any conditions at this time.

Motion by Commissioner Worm, and seconded by Commissioner Gelbmann, with all present voting aye (6-0). Motion carried to recommend City Council approval of Conditional Use Permit for Hue Senior Center at 2544, 2546, 2548 7th Avenue E.

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

-None.

VIII. OLD BUSINESS

A. 2020 Zoning Updates Discussion

Ms. Perdu reviewed changes that City Staff have made to sections of the Zoning Code since the Planning Commission's last meeting when this was discussed. She added she has provided a revised complete Use Table with residential and mixed-use combined. She noted she will not go through the "Definitions" document.

Chair Barton requested that supplemental regulations be provided via email rather than going through all of them. Ms. Perdu agreed.

Chair Barton asked whether two-family dwellings will be a permitted use in the R-1 zoning district. Ms. Perdu confirmed this, adding that was the direction that City Staff heard from the Planning Commission.

Chair Barton stated, under "Definitions", page 1, there is a lengthy comment from City Staff related to the definition of "single family dwellings". She added the current definition is acceptable and should not be changed unless necessary. She noted it is important for people to be able to read and understand the definitions. Ms. Perdu agreed to keep the current definition of "single family dwellings".

Commissioner Gelbmann stated there may be an issue related to allowing accessory residential use on properties with two-family dwellings. He added the Commission discussed allowing home additions such as a mother-in-law apartment. He asked whether a property with two dwellings could also have an accessory residential use. He noted accessory residential uses can be separate from the main home, or above a garage, as defined in the Zoning Code. Ms. Perdu agreed to research the impact of accessory dwelling units on 2-family dwelling properties.

Ms. Perdu reviewed major changes to the "Use" table, including 2-family dwellings; permitting townhouses in mixed use districts and R-3; and allowing parks and open space in the mixed-use district.

Commissioner Gelbmann asked why the City permits hotels but not motels. Ms. Perdu stated she does not recall and agreed to look into it.

Chair Barton stated motels are a different kind of use based on parking requirements.

Commissioner Gelbmann stated the definition for hotel does not include "motels".

Ms. Perdu stated motels are not common anymore, and a definition of “motel” could be obsolete.

Ms. Perdu stated parking facilities were added as a permitted use in the MU-3 district. She added short-term rentals is an issue for discussion as it is not permitted or regulated.

Commissioner Blees asked how short-term rentals differ from bed & breakfast. Ms. Perdu stated, in a short-term rental like “Airbnb”, the owner leaves their own home and another person stays there.

Commissioner Blees stated an Airbnb could be part of a residence but not the whole dwelling. He added there are blurry lines between these two uses as there is not much difference between them.

Chair Barton stated “short-term rental” should be defined.

Commissioner Monge stated a short-term rental is unsupervised, while a bed & breakfast owner is on site.

Ms. Perdu stated the issue with short-term rentals is whether to allow them in a single-family neighborhood. She added this is something that could be flagged for future discussion. She noted some cities regulate them, and some cities do nothing.

Commissioner Gelbmann stated a definition of “transit” should be included under “Automobile Parking and Transportation”. He added the City should make it as easy as possible for a transit station to be developed, starting with a definition in the Zoning Code.

Commissioner Gelbmann stated the definition of “garden center” prohibits the sale of decorative garden accessories. Chair Barton stated that could be changed to read “items”. Ms. Perdu agreed.

Commissioner Stahlmann stated a definition for “transit station” may be unnecessary as the potential transit station would be on Highway 36, which is not City property. Chair Barton stated it doesn’t hurt to include it.

Housing Policy

Ms. Perdu stated Ryan Krzos was still trying to join the meeting. She reviewed amendments to the Housing Policy, which Mr. Krzos had intended to present. She stated the intent was to include standards for 2-family dwellings to allow them in the R-1 district. She added “townhouse” and “modular dwelling” were added because there are additional standards.

Chair Barton requested clarification regarding garages on a corner lot, on two local streets. She asked why garages need to face separate streets. She added that will affect how something is designed. Ms. Perdu stated the intent of that requirement is to minimize the amount of garage in front of duplexes.

Chair Barton stated “door” should be replaced with “doors”.

Chair Barton requested that City Staff provide an explanation for the purpose of this requirement at the next meeting. Ms. Perdu agreed.

Ms. Perdu stated a definition of “grouping” is included to specify how many duplexes are allowable through the PUD process.

Commissioner Worm asked whether the units on 3rd Street are duplexes. Ms. Perdu stated that development is multi-family housing, while duplexes are 2 families. She added duplexes must have a common wall. She noted supplemental regulations have been added for two-family dwellings in the R-1 district, and the minimum livable floor space of 900 square feet per unit, which matches the square footage requirement for single-family dwellings.

Ms. Perdu asked Mr. Krzos for clarification regarding the requirement that garage units on a corner must face different streets.

Mr. Krzos stated the intent behind that requirement was so the buildings would have the appearance of a single-family dwelling, as opposed to a cluster of garages, since they will be on local neighborhood streets.

Ms. Perdu stated Chair Barton had expressed concern that the requirement might be removed because it sounds architecturally onerous. Commissioner Blees agreed it should not be required as it seems restrictive in terms of design.

Mr. Krzos stated this requirement would apply to conversion of a single-family home to a duplex. He added City Staff can review it.

Chair Barton stated she does not believe it is necessary, and it is onerous.

Mr. Krzos stated he suggested it because it is a mechanism that can lessen the visual impact of duplex construction. He added he recognizes that it can be a design challenge from an architectural standpoint.

Chair Barton stated that is an understandable explanation. She added the Commission can think about that, and not make a decision right now.

Townhouses

Mr. Krzos stated, as mentioned by Ms. Perdu, architectural guidelines existed for two-family homes were separated from townhouses and modular units. He added there is more flexibility in determining density requirements, as the overall number of units per building was removed. He noted City Staff felt that it was appropriate to articulate design standards, but not provide requirements for how to achieve modulation.

Mr. Krzos stated language regarding front elevations and variation were removed, as well as offset distances. He added a list of desirable design features for buildings was added based on townhouse design standards, and a requirement that at least two of these features must be incorporated into any design.

Chair Barton requested clarification regarding variation of exterior walls, and adjacent townhome units.

Mr. Krzos stated, in a situation where two units are attached to each other, one of the two units must be set back 3 feet. He added the next closest unit would have to be set back as well.

Chair Barton stated that section was not clear and should be revised. She stressed the importance of making sure it is as clear as possible. Mr. Krzos agreed. He added there may be instances, such as around a cul-de-sac, when it is not possible for units to be set back because they are not in a line.

Mr. Krzos stated supplemental regulations were not changed, but a requirement was added that density should be guided by the Comprehensive Plan. He added there is no residential density requirement in the “mixed use” table. He noted tree requirements were not changed but they have been included for reference. Underlying districts were not changed but were added to the MU-1 and MU-2 districts.

Chair Barton stated “Transformers”, on page 81, is listed under both D and E. She requested that this be revised. Ms. Perdu agreed.

Chair Barton requested clarification regarding minimum livable floor space requirements in the R-2 district for 2-family dwellings. Ms. Perdu agreed to look into that.

Mr. Krzos stated the section on “alternative neighborhoods” was adopted from a sample Zoning Code and relates to the cottage development. He added an overall density is required that is tied to the underlying zoning district, and property must be a minimum of 5 acres in size. He noted this type of development would have small cottage type homes with roof height requirements, overall lot coverage of 40%, and minimal building footprints. Setbacks would apply to the perimeter of the development, but not within the site, and buildings would be situated around an open green space as a focal point.

Mr. Krzos stated requirements for rear parking and front porches are intended to capture the traditional home aesthetic and promote neighborliness. There would be a 25% usable open space requirement, of which 20% must have a contiguous area of 3,000 square feet. He added successful developments of this type need a minimum of 8 units per acre. He noted the parking requirement would be less than 2 cars per unit, as these types of developments are intended to be pedestrian-oriented and have lower car ownership.

Commissioner Stahlmann requested clarification regarding the 600 square feet minimum size requirement. Mr. Krzos stated that number came up last month in conversations about what would be an acceptable lower end in terms of size of mini homes.

Ms. Perdu stated the intent of this definition is to provide an opportunity to allow different types of small neighborhood developments. He added a developer could do a PUD if they wanted, but it would not be necessary.

Chair Barton stated it would be necessary to have all the standards covered because the application would not be required to go through the public comment period.

Commissioner Blees stated this definition is concise and comprehensive. He added it is possible to envision what this type of development will look like.

Chair Barton asked whether it would be appropriate to have a maximum parking requirement. Ms. Perdu stated she would suggest that the Planning Commission should consider maximum parking requirements in more than 1 district, and this can be discussed under the Parking section. She noted the lot coverage requirement should also be reviewed.

Infill Housing

Mr. Krzos stated the section on “special infill” relates to 2-family dwellings in the R-1 zone and refers to limiting the scope of development of smaller homes on smaller lots. He noted minimum lot area and lot width are reduced with allowance for smaller buildings.

IX. REPORTS FROM STAFF

Ms. Boerschinger stated she will list the Vice Chair on the next Meeting Agenda. She apologized for that oversight.

X. REPORTS FROM COMMISSIONERS

a. Update from City Council Liaison

City Council Liaison Sonnek stated the City Council agreed to purchase OpenGov, a software application for City operations and administration. He added this software, used by the City of Minneapolis and many other cities across the country, will provide improved capabilities for City services including online permitting, billing systems and reporting practices.

City Council Liaison Sonnek stated the storage facility building sale is complete, and work will begin as soon as possible. He added the facility will take approximately 10 months to build.

City Council Liaison Sonnek stated street reconstruction at the Anchor development is moving along and ahead of schedule. He added the final contract for the apartment building is expected on Monday, and Kwik Trip final contract was sent last week. He added the Kwik Trip will be constructed in 110 days.

City Council Liaison Sonnek stated the Uptown Commons street construction will start Monday, and the intersection at 7th and Margaret will be closed at some point for over a month.

City Council Liaison Sonnek stated WCCO ran a story on local cities supporting their downtown businesses, and North St. Paul was featured. He added there were interviews with Susanna from Luv Ice Cream, Mayor Furlong, and Kelly from Roddy’s. He noted the WCCO story is linked on the City’s website. He noted the City’s new Communications Coordinator was instrumental in getting that feature for the City, and there will be similar good things to follow for the website and other City communications.

Commissioner Worm stated he has not attended the past few Planning Commission meetings because he has not been receiving email notifications. Ms. Boerschinger requested that Commissioner Worm write down his email address and give it to Ms. Perdu.

Commissioner Worm asked whether paper meeting packets are being delivered. Ms. Boerschinger stated meeting packets have not been delivered since City meetings went to Zoom online format. She added she can arrange to have packets delivered if that is helpful. Commissioner Worm and Commissioner Stahlmann requested that meeting packets be delivered to them.

Chair Barton stated she received an email regarding security training in her City email address in early June. The new Commissioners indicated that they did not know they had a City email address. Chair Barton requested that City Staff provide that information to the new Commissioners.

XI. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Blees, and seconded by Commissioner Gelbmann, with all present voting aye (6-0). Motion carried to adjourn the meeting at 8:35 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, August 6, 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