

## WEST ST. PAUL PLANNING COMMISSION

The regular meeting of the West St. Paul Planning Commission was called to order by Chair Hubert on Tuesday, June 21, 2016, at 7:00 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota, 55118.

### **ROLL CALL**

Commissioners present: Chair Hubert and Commissioners Fernandez, McPhillips, Leuer, Nelson, Kavanaugh, and Ramsay.

### **Absent:**

None.

### **Also Present:**

Assistant Community Development Director Boike and Council Liaison Bellows.

### **APPROVE MINUTES**

**ON MOTION of Ramsay, seconded by McPhillips, RESOLVED to approve the West St. Paul Planning Commission meeting minutes of May 17, 2016 as written.**

Ayes: 7      Nays: 0      Abstain: 0

### **PUBLIC HEARINGS**

#### **CASE # 16-05**

**Application for a Conditional Use Permit to Allow for the Expansion of an Essential Service Structure (Building Expansion) at 1365 Bidwell St. – St. Paul Regional Water Services (CONT. FROM 5/17/16)**

Assistant Community Development Director Boike advised that the applicant has requested that this item be continued to the July 19, 2016 meeting to allow additional time to provide the requested information and meet with the neighboring property owner.

**ON MOTION by Leuer, seconded by Kavanaugh, the Planning Commission continued Case #16-05, to the July 19, 2016 meeting. Ayes: 7      Nays: 0      Abstain: 0**

#### **CASE # 16-07**

**Application for a Conditional Use Permit to Allow a Two-Family Home in an R4 District at 217 W. Bernard – Donovan Tegg**

Assistant Community Development Director Boike reviewed the staff memo regarding a conditional use permit request by Donovan Tegg to allow a two-family dwelling in an R-4, Multi-family Residential District at 217 Bernard St. W. Included in the commissioners' packets were the application, letter from the applicant providing an overview of the plans for the property and scope of project, notice of public hearing, and existing and proposed plans. Staff recommended approval of the conditional use permit subject to the four conditions detailed in the memo.

Commissioner McPhillips requested clarification of I&I inspection for the property given the new standards enacted by Council and the applicant's plan to replace water main. Council Liaison Bellows reviewed triggering events and confirmed with Asst. Director Boike that an I&I inspection would be required

either at point of sale or within a certain time period after application for rental licensing. He suggested that if Commissioners desired, it could be added as a condition of approval and request to the Council to consider timing of the inspection.

Commissioner Fernandez asked how long the home had been vacant, whether it was used as a single family home prior to vacancy and asked how many total square feet there were. Asst. Director Boike advised the home has been vacant for about a year and confirm single family occupancy prior to vacancy.

Donovan Tegg, 11 Alice Ct., St. Paul

Mr. Tegg responded to question clarifying the house currently sits at approximately 1700 finished square feet and would contain approximately 2400 square feet when finished. He also noted that the water main, from curb to house, was scheduled for replacement on June 23, 2016 and that he fully expected the I&I inspection to be a condition of approval and completed at the time of replacement.

**Chair Hubert opened the Public Hearing at 8:22 p.m.** and seeing no one in the audience and therefore, no one wishing to speak for or against the application, **Chair Hubert closed the Public Hearing at 8:22 p.m.**

**ON MOTION by Leuer, seconded by Kavanaugh, the Planning Commission approved Case #16-07, Conditional Use Permit to allow a Two-family Dwelling in an R-4 District at 217 Bernard St. W. subject to the four conditions and adding condition five to request the Council review timing of the I&I inspection due to already scheduled replacement of the water main at the property. Ayes: 7 Nays: 0 Abstain: 0**

**NEW BUSINESS:**

None.

**OLD BUSINESS:**

None.

**OTHER:**

None.

**ADJOURNMENT:**

**ON MOTION of Fernandez, seconded by McPhillips, Commissioners RESOLVED to ADJOURN the June 21, 2016 regular meeting of the Planning Commission at 8:24 p.m.**

All Ayes: 7/0