

WEST ST. PAUL PLANNING COMMISSION

The regular meeting of the West St. Paul Planning Commission was called to order by Interim Chair Kavanaugh on Tuesday, September 21st, 2021 at 6:30 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota 55118

Roll Call: Morgan Kavanaugh, Dan McPhillips, Maria Fransmeier, Victoria Elsmore.
Commissioners Stevens and Haubrich had excused absences.

Also Present: Ben Boike, Community Development Director; Melissa Sonnek, City Planner; Amanda Johnson, Assistant City Attorney; Sharon Hatfield, Administrative Specialist; John Justen, City Council Liaison.

Adopt Minutes: **On Motion** of Commission McPhillips, **seconded** by Commissioner Fransmeier, the Commission **resolved to adopt** the minutes from the August 17th, 2021 Planning Commission meeting without any changes.

All voted in favor thereof.

Public Hearings

PC Case #21-11 - Conditional Use Permits to Allow an On-Sale Liquor Establishment and an Outdoor Seating Area in a B2-Neighborhood Business District at 870 Dodd Road - El Cubano

Interim Chair Kavanaugh opened the public hearing was opened at 6:38 pm. With no comments or questions from the public, the public hearing was closed at 6:40 pm.

A **motion** was made by Elsmore recommending **approval** of the two conditional use permits with the seven listed conditions from City staff. Franzmeier **seconded** the motion.

Votes: 4 ayes, 0 nays. The motion carried.

PC Case #21-12 – Amendment Regarding the Expansion of the Smith/Dodd Overlay District - City of West St. Paul

Interim Chair Kavanaugh opened the public hearing at 7:02 pm.

Citizens who addressed the Commission:

- John Gouette, Owner of Cherokee Service (815 Dodd Road)
 - Spoke against the overlay, specifically to protect existing auto uses
- Joey McCollum, Owner of Zak's Auto (995 Dodd Road)
 - Spoke against the overlay, specifically to protect existing auto uses

- Mark Schroeder, 40 acres resident
 - Spoke against the overlay, specifically to protect existing auto uses

With no other comments or questions from the public, the public hearing was closed at 7:18pm.

A **motion** was made by McPhillips, **second** by Elsmore, to recommend the City Council **approve** the expansion of the Smith/Dodd Overlay district with the additional recommendation to review and reconsider allowing minor vehicle repair as a conditional use rather than a prohibited use within the overlay.

Votes: 4 ayes, 0 nays. The motion carried.

New Business: None

Old Business: None

Other Business: None

Adjourn: A **motion** was made by Elsmore, **seconded** by Fransmeier, the Commission resolved to **adjourn** the Planning Commission meeting of September 21st, 2021 at 7:31pm.

All voted in favor thereof.

Respectfully submitted,

Sharon G. Hatfield