

**MEETING MINUTES  
WEST ST. PAUL PLANNING COMMISSION**

The regular meeting of the West St. Paul Planning Commission was called to order by Chair Kavanaugh on Tuesday, June 21, 2022 at 6:30 p.m. in the Municipal Center Council Chambers at 1616 Humboldt Avenue, West St. Paul, Minnesota 55118.

**Roll Call:** Commissioners: Morgan Kavanaugh (chair), Alex Dalquist, Maria Franzmeier, Tim Haubrich, Lance LaRue, Dan McPhillips, Lisa Stevens  
Absent: Tori Elsmore, Liz Gillen

**Also present:** City staff: Community Development Director Ben Boike, City Planner Melissa Houtsma, Assistant City Attorney Amanda Johnson, City Council Liaison John Justen

**Adopt Minutes:** The minutes from the May 17, 2022 regular Planning Commission meeting were approved as written.

**Public Hearings:**

**PC Case 22-10 – Conditional Use Permit to Allow a Body Art Establishment in the B2-Neighborhood Business District within the Smith/Dodd Overlay District at 887 Smith Avenue South - Jamie Weber**

City Planner Houtsma presented the staff report on the conditional use permit application for a new body art establishment at 887 Smith Ave. S. The applicant will first offer body piercing and in the future hire a tattoo artist.

The applicant, Jamie Webber, was present at the meeting.

As there were no comments or questions from the public, the public hearing was opened and closed at 6:39 p.m.

Commissioner LaRue moved to strike condition number two from the staff recommendations. Discussion ensued. The motion died for lack of a second.

Commissioner Dalquist made a motion to approve the conditional use permit with the three listed conditions as recommended by city staff. Commissioner Haubrich seconded the motion. LaRue voiced disappointment that the second condition is still included but did not wish to hold the permit from moving forward.

**Votes: 6 ayes, 0 nays.** The motion carried.

**PC CASE 22-11- Multiple Applications for the Development of 58 Townhomes on the Eastern Portion of the Former Thompson Oaks Golf Course including a Site Plan, Rezoning, and Preliminary/Final - M/I Homes St. Paul/Minneapolis, LLC**

Houtsma presented the staff report and multiple applications for the redevelopment of the former golf course.

The applicant Emily Becker, Land Acquisition Manager of M/I Homes, answered questions from the Commissioners.

**The public hearing was opened at 7:49 pm.**

The following persons came forward to speak:

- Daniel Waites, George Wentworth House
- Mike Carls, 279 Wentworth Avenue East
- Peg Carls, 279 Wentworth Avenue East
- Jamie Ahola, 237 Thompson Avenue East
- Catherine Dahl, 1486 Oakdale Avenue
- Margaret Dahl, 1486 Oakdale Avenue

**With no further comments from the public, the public hearing was closed at 8:20 pm.**

**A motion was made by Franzmeier to approve the site plan application subject to the conditions recommended by city staff, with the following additions and recommendations:**

- **#11 - The developer provide a public way connecting the River to River path to the west side and the Oakdale trail to the east as, and that the connections be reviewed and approved by City Staff,**
- **#12 - The developer provide a wider curb cut for the northern access of the site that it can accommodate 3 cars,**
- **#13 - To request that city staff and the applicant work with the Dakota County Plat Commission review and request them to reconsider the second curb cut into the development based on the Commission's discussion,**
- **#14 - The developer incorporate an internal public way, be it sidewalk, or widened drive aisle to promote and support public safety and welfare.**

Discussion ensued. Larue asked if anything should be added regarding snow removal. Community Development Director Boike commented that the street maintenance agreement would have language regarding snow removal.

**The motion was seconded by Haubrich.**

**Votes: 6 Ayes, 1 Nay (Dalquist).** The motion carried.

**A motion was made by Stevens to approve the rezoning application as recommended by city staff. Larue seconded the motion.**

**Votes: 7 Ayes, 0 Nays.** The motion carried.

**A motion was made by Stevens to approve the preliminary and final plat application as recommended by city staff. McPhillips seconded the motion.**

**Votes: 7 Ayes, 0 Nays.** The motion carried.

**PC CASE 22-12 - Amendment to the Comprehensive Plan to Create a New Land Use Designation and to Re-guide the Eastern Portion of the Former Thompson Oaks Golf Course from Mixed-Use to Medium Density Residential - City of West St. Paul**

Houtsma presented the staff report and recapped the amendment and the related objectives for the 2040 Comprehensive Plan to the Commission.

As there were no comments or questions from the public, the public hearing was opened and closed at 8:59pm.

**A motion was made by Larue to approve the amendment. Stevens seconded the motion.**

**Votes: 7 Ayes, 0 Nays.** The motion carried.

**New Business:** None

**Old Business:** None

**Other:** None

**Adjourn:**

**A motion was made to adjourn the meeting at 9:00 p.m.**

**All ayes.** The motion carried.

Respectfully submitted,

Sharon G. Hatfield  
Recording Secretary