

## WEST. ST. PAUL PLANNING COMMISSION

The regular meeting of the West St. Paul Planning Commission was called to order by Chair Kavanaugh on Tuesday, April 16, 2019 at 7:08 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota 55118.

**ROLL CALL** Commissioners Present: Stevens, Franzmeier, McPhillips, Chair Kavanaugh, Green, and Strohmeier

**Absent:** Commissioner Leuer has an excused absence

**Also Present:** Community Development Coordinator Melissa Sonnek and Ms. McCauley Nason, City Attorney

**Adopt Minutes** February 2019 Planning Commission minutes were approved.

### **PUBLIC HEARINGS**

#### **[12.A PC Case 19-03 - Site Plan review for the expansion of the existing parking lot at 186 Marie Ave E. – Clean Holdings, LLC.](#)**

Melissa presented the staff presentation

Two variances were requested for the front and rear yard setback. The location is 186 Marie Ave E. The city is going to construct a new trail on Marie Ave which would result in the loss of 6 to 8 stalls. To make up for the loss of these parking stalls, Clean' n' Press proposed to construct additional parking at the rear of their building. In doing so, the Applicant also requested two variances for parking lot setbacks and has proposed a Site Plan for review and approval by the Planning Council.

In proximity to Applicant's property, five other commercial and industrial portions include Target, MN-Glove and Safety-Bob's Workwear-Total Lighting, Skadron Animal Hospital, Branch Out Transitional Services-Special Education, and Energy Solutions International. The zoning of the site 186 Marie Ave E. is industrial.

Due to the City of West Saint Paul's 10 ft. wide asphalt trail construction along Marie Ave., Clean' n' Press will be losing 6 to 8 parking stalls along the north side of the site. The Applicant has thereby proposed to make up for this loss through construction of a parking lot at the rear end of the existing building, creating up to 16 additional stalls.

While the Zoning Ordinance does not specifically detail requirements for dry cleaning uses, the City Staff believes the manufacturing, fabricating, or processing of a product or material

category Is the closest use. The minimum required number of stalls for this 23 breaking down to base of 4 stalls and additional stall for each 800 sq. ft. of building. Since the Applicant's property is 15,542 sq. ft., the proposed site plan includes 46 stalls.

This is a reasonable proposal according to the Staff since many employees (approximately 30 to 35) are on site at the same time. The City Staff therefore recommends approval from the Planning Committee under the conditions that the rear parking lot be the designated parking area for employees and a bike rack be added to serve multiple modes of transport. An additional condition would be to remove the southeastern most stall for concern about the general maneuverability and ability to back out of this stall. Since the submitted plans did not detail lighting on the site, Staff also recommends that all lighting comply with the lighting section of the zoning code 150.032(E) as a condition of approval.

The plans also propose the removal of 5 cottonwood trees located in the rear yard. This is removal is exempt from the 30% replacement requirement given that cottonwood trees are not considered quality trees. Additionally, Staff believes that the states required 42 new trees in compliance with the Zoning Code would be unfeasible and these trees would not survive in the small area of the green space provided. Staff believes a good middle ground is the Applicant's proposal of 10 new undecided species of deciduous trees approximately 20 ft. apart. The landscape plan was approved by the Environmental Committee during an April 3rd meeting. Recommendations from the committee included planting a small variety of ornamental trees, reduction in the amount of parking for the addition of greenspace or stormwater treatment, and use of native plants which were not treated with neonicotinoids. The City Staff supports these conditions as well for the approval of the plan proposed.

The site plan for stormwater run-off was reviewed by an engineering consultant. With an increase in the overall amount of impervious surface, a stormwater control plan that complies with city ordinance is required as a condition of approval. Site plan addresses this and the ongoing problem of water drainage to 220 Marie by proposing to re-grade the parking to allow surrounding water to run out to the storm drain on Marie Ave.

To sum up staff recommends approval with the following conditions:

- The applicant shall apply for and obtain all applicable building and sign permits.
- The applicant shall designate the rear parking lot as the primary location for employee parking.
- The applicant shall install a bike rack on site.
- The applicant shall remove the southeastern most parking stall as is shown the staff memo.
- The applicant shall abide by the lighting section of the zoning code.
- The applicant shall adhere to the recommendations of the Environmental Committee per the memo dated April 8, 2019.
- The applicant shall adhere to the recommendation of the Engineering consulting per memo dated March 25, 2019.

The proposed site meets the ADA code requirements. The bike racks will be placed at the rear of the building for employees. The door in the back of the building need not be presented to the Committee for approval. The request can be included in the applicable building permit.

**ON MOTION to APPROVE the Site Plan review for the expansion of the existing parking lot at 186 Marie Ave E. – Clean Holdings, LLC. by Commissioner Green, seconded by Commissioner Franzmeier. Motion approved 6–0.**

### [12.B PC Case 19-04 – Preliminary/Final Plat Review for 217 Moreland Ave W- ISD 197](#)

Melissa did not have a presentation for this review. The review is the final leg of Moreland’s application in October 2018 for building addition/expansion of the school. The Commission had approved the application on condition that they record the plat with the County. One of the concerns that was indicated in October 2018 was the drainage. Melissa confirmed that this issue is being addressed by the school. It has been detailed in the site plan.

The City Engineer has recommended a 5 feet wide drainage and utility easement on north and west and 10 feet wide drainage and utility easement on the south and east property line. The applicant will adhere to the City Engineer’s recommendation.

The Chair opened the public hearing.

Debra Comer 1216 Charleston Street. Debra would be interested in purchasing Moreland’s Green House which is currently not being used. She is also concerned about her safety. The rear of her residential property line is shared with the west of the school property.

Melissa clarified that the chain link fence will be replaced with a privacy fence. Debra requested if there could be a gate that she could use to exit into Moreland property in case of emergency. Chair Kavanaugh clarified that the best forum for this request would be the City Council, since it is beyond the scope of this public hearing.

Chair Kavanaugh closed the public hearing

**ON MOTION to APPROVE the Preliminary/Final Plat Review for 217 Moreland Ave W- ISD 197 by Commissioner Green, seconded by Commissioner Stevens. Motion approved 6–0.**

### **NEW BUSINESS :**

### [13.A Zoning Amendment Discussion – Banquet Halls](#)

Adrianna Shelton residing at 3440 Colfier Dr, Eagan. Shared her concept idea of having an event/banquet hall in West St Paul. She is looking for a space in West St Paul. She is attracted

to the building which is behind Walgreens on West St Paul. However, the inside of that building is not usable.

Commissioner Green wanted to know what are the City's options on spot zoning? The City Attorney clarified it would first have to be given a Zoning district and then the decision would be if it should be given a permanent or conditional use permit. A Conditional Use Permit would give more flexibility for parking and would be tabled at the Planning Commission meeting for approval. At this meeting, Melissa suggested if the Planning Commission would recommend or suggest which Zoning district would be a good fit for such a use.

Commissioner Strohmeier wanted to know why the Staff recommends B3 to B4. Melissa responded that since this use was suited to a stand along structure, it would fit the B3 as B4 are usually spaces in strip malls. Eagan has a similar business and Commissioner Strohmeier suggested that the City of West St Paul could find out how Eagan has zoned that business.

Commissioner Green does not feel comfortable making any recommendation at this meeting since the Commission would need further details and currently have too many questions. She suggested that this be tabled at the next Work Session for in-depth discussion.

The Chair reiterated that this Commission reviews concrete applications and acknowledged that the applicant is free to table their application with the Planning Commission at a future date.

**ON MOTION to Table this discussion at the next Work Session of the Planning Committee by Commissioner Green, seconded by Commissioner McPhillips. Motion approved 6-0.**

**OLD BUSINESS:** No old business

**ADJOURNMENT:**

**ON MOTION TO ADJOURN by Commissioner Stevens, seconded by Commissioner Franzmeier. Commissioners RESOLVED to ADJOURN the April 16th, 2019 meeting of the Committee of Adjustments at 8:04 PM. Motion approved 6-0.**