

To: **Mayor and City Council**  
From: **Ben Boike, Assistant Comm. Dev. Dir.**  
Date: **July 22, 2019**

## **Discussion regarding Zoning for Banquet Halls**

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### **BACKGROUND INFORMATION:**

After receiving multiple inquiries for a potential banquet hall/conference center in West St. Paul, Staff reviewed the option amending the zoning ordinance with the City Council. After discussing it, the Council wasn't sure that the B4 Shopping District was the best fit for this type of use as this district is comprised primarily of big box retailers and strip centers. Therefore, Council directed Staff to discuss appropriate zoning for the Use with the Planning Commission.

During the June 18<sup>th</sup> Planning Commission work session, a general consensus was reached that banquet halls should be limited to an accessory use for primary uses, specifically for restaurants or golf courses (similar to how other cities zone them). In addition to banquet halls being an accessory use only, the Planning Commission would like to make it a conditional use to allow for a formal review of each application.

### **STAFF RECOMMENDATION:**

Staff is requesting discussion whether or not to proceed with a formal zoning code amendment to allow banquet halls as a secondary use to restaurants or golf courses as a conditional use with specific building, parking, and location requirements.