

WEST. ST. PAUL COMMITTEE OF ADJUSTMENTS

The regular meeting of the West St. Paul Committee of Adjustments was called to order by Chair Kavanaugh on Tuesday, February 20, 2018 at 7:00 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota 55118.

ROLL CALL

Members Present: Leuer, McPhillips, Ramsay, Nelson and Chair Kavanaugh.

Absent:

Also Present:

Assistant Community Development Director Ben Boike, Community Development Coordinator Melissa Sonnek, Council Liaison Anthony Fernandez.

ADOPT MINUTES

ON MOTION of Commissioner McPhillips seconded by Commissioner Leuer, RESOLVED to adopt the West St. Paul Committee of Adjustments meeting minutes of December 19, 2017.

Ayes: 5 Nays: 0

PUBLIC HEARINGS

COA Case #18-01 – Application For Two Variances: 1) To Allow For Parking In Front Yard Setback And 2) To Allow A Reduction In Parking Stall Depth, Both For A Small Parking Lot Expansion At 1616 Humboldt Ave (City Hall) – City Of West St. Paul

Assistant Director Boike presented the staff report. The City is requesting two Variances in order to complete a small expansion of the City Hall parking lot. As city services have changed over the years, parking needs have changed. The proposed expansion will result in 16 additional parking stalls. Since the subject property is zoned B6, Town Center, parking is not allowed in the front yard. The existing parking lot predates this requirement, therefore is considered legal non-conforming. As a result, in order to expand the footprint of the parking lot, a Variance is needed in order to bring the parking lot into compliance.

The Zoning Ordinance requires a minimum parking stall depth of 20 ft. for 90 degree parking. In order to reduce the overall expansion/lot coverage, as well as additional grading and/or retaining wall needs, the proposed plan calls for 18 ft. stall depths. As a result, the City is requesting a variance of 2 feet to reduce the minimum stall depth to 18 ft.

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Commissioner McPhillips asked if the resurfacing of the lot just a mill and overlay.

Assistant Director Boike replied yes, curbing might be included as well.

Chair Kavanaugh opened the public hearing at 7:10 p.m.

No comments

Chair Kavanaugh closed the public hearing at 7:11 p.m.

ON MOTION by Commissioner McPhillips, seconded by Commissioner Ramsay, to approve COA Case #18-01 – Application For Two Variances: 1) To Allow For Parking In Front Yard Setback And 2) To Allow A Reduction In Parking Stall Depth, Both For A Small Parking Lot Expansion At 1616 Humboldt Ave (City Hall) – City Of West St. Paul with the condition that a bike rack be added. Motion approved 5-0.

NEW BUSINESS

No new business

OLD BUSINESS

No old business

ADJOURNMENT:

ON MOTION by Commissioner Nelson, seconded by Commissioner Leuer, the Committee RESOLVED to ADJOURN the December 19, 2017 regular meeting of the Committee of Adjustments at 7:11 PM. Motion approved 5-0.

Sarah Hodder

Recording Specialist