

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

The regular meeting of the West St. Paul Planning Commission was called to order by Chair Franzmeier on Tuesday, September 19th, 2023, at 6:31 p.m. in the Municipal Center Council Chambers at 1616 Humboldt Avenue, West St. Paul, Minnesota 55118.

Roll Call: Commissioners: Alex Dahlquist, Maria Franzmeier, Liz Gillen, Lance LaRue, Dan McPhillips, and Lisa Stevens.

Absent: Nathan Gallus (e), Tim Haubrich (e), and Kyle Hoff (e)

Also present: City Planner, Melissa Houtsma, City Attorney Pam Whitmore, and City Council Liaison, Julie Eastman.

Adopt Minutes: The minutes from the August 15th, 2023 regular planning commission meeting were approved as written.

Public Hearings:

PC Case 23-13 – Conditional Use Permit for an Adult Day Care Facility at 330 Marie Ave E (Miracle Adult Day Care Center of MN)

Houtsma introduced the item and summarized the written staff report for the conditional use permit application to allow a state licensed adult day care facility in a B2 – Neighborhood Business zoning district at 330 Marie Avenue East.

The applicant, Yemane Aleku, came forward to answer questions from the commission.

The public hearing was opened at 6:43 pm.

As no one from the public came forward to speak and no one called in on the phone line to speak on the item, the public hearing was closed at 6:44 pm.

A motion was made by commissioner Stevens to recommend the approval to the city council for the conditional use permit as written and presented in the application and report by city staff, with the added condition that the use be limited to the square footage as proposed.

Commissioner Gillen seconded the motion.

Votes: 6 Ayes, 0 Nays

The motion carried.

PC Case 23-14 – Conditional Use Permit for a Dental Clinic at 1399 Robert St S (Clear Lakes Dental)

Houtsma introduced the item and summarized the written staff report for the conditional use permit application to allow a dental clinic in a B4 – Shopping Center zoning district at 1399 Robert Street South.

The applicant, David Park, came forward to answer questions from the commission.

The public hearing was opened at 7:12 pm.

As no one from the public came forward to speak and no one called in on the phone line to speak on the item, the public hearing was closed at 7:13 pm.

A motion was made by commissioner Stevens to recommend the approval to the city council for the conditional use permit as written and presented in the application and report by city staff.

Commissioner LaRue seconded the motion.

**Votes: 6 Ayes, 0 Nays
The motion carried.**

PC Case 23-15 – Conditional Use Permit for a Solar Carport at 1 Mendota Rd W (Dakota County)

Houtsma introduced the item and summarized the written staff report for the conditional use permit application to allow a solar carport in an R1 – Single Family Residential zoning district at 1 Mendota Road West (Dakota County Northern Service Center).

The applicants from McKinstry, Kathryn Pearson and Eric Rehm, and Facilities Director for Dakota County Michael Lexvold, came forward to answer questions.

The public hearing was opened at 7:46 pm.

As no one from the public came forward to speak and no one called in on the phone line to speak on the item, the public hearing was closed at 7:47 pm.

A motion was made by commissioner LaRue to the approval to the city council for conditional use permit as written by staff, with added the condition that city staff, “better define inoperable or non-functional”.

Attorney Whitmore suggested adding language, approval of the conditional use permit “as presented in the application” to the resolution.

LaRue amended the motion to include the language.

Commissioner Gillen seconded the motion.

**Votes: 6 Ayes, 0 Nays
The motion carried.**

New Business: None

Old Business: None

Adjourn:

A motion was made to adjourn the meeting at 8:03 pm

All ayes. The motion carried.

Respectfully submitted,

Sharon G. Hatfield
Recording Secretary