The regular meeting of the West St. Paul Planning Commission was called to order by Interim Chair Kavanaugh on Tuesday, September 21st, 2021 at 6:30 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota 55118

Roll Call: Morgan Kavanaugh, Dan McPhillips, Maria Fransmeier, Victoria Elsmore.
Commissioners Stevens and Haubrich had excused absences.

Also Present: Ben Boike, Community Development Director; Melissa Sonnek, City Planner; Amanda Johnson, Assistant City Attorney; Sharon Hatfield, Administrative Specialist; John Justen, City Council Liaison.

Adopt Minutes: On Motion of Commission McPhillips, seconded by Commissioner Fransmeier, the Commission resolved to adopt the minutes from the August 17th, 2021 Planning Commission meeting without any changes.
All voted in favor thereof.

Public Hearings

PC Case #21-11 - Conditional Use Permits to Allow an On-Sale Liquor Establishment and an Outdoor Seating Area in a B2-Neighborhood Business District at 870 Dodd Road - El Cubano
Interim Chair Kavanaugh opened the public hearing at 6:38 pm. With no comments or questions from the public, the public hearing was closed at 6:40 pm.

A motion was made by Elsmore recommending approval of the two conditional use permits with the seven listed conditions from City staff. Franzmeier seconded the motion.

Votes: 4 ayes, 0 nays. The motion carried.

PC Case #21-12 – Amendment Regarding the Expansion of the Smith/Dodd Overlay District - City of West St. Paul
Interim Chair Kavanaugh opened the public hearing at 7:02 pm.

Citizens who addressed the Commission:

- John Gouette, Owner of Cherokee Service (815 Dodd Road)
  o Spoke against the overlay, specifically to protect existing auto uses
- Joey McCollum, Owner of Zak’s Auto (995 Dodd Road)
  o Spoke against the overlay, specifically to protect existing auto uses
- Mark Schroeder, 40 acres resident
  o Spoke against the overlay, specifically to protect existing auto uses
With no other comments or questions from the public, the public hearing was closed at 7:18pm.

A **motion** was made by McPhillips, **second** by Elsmore, to recommend the City Council **approve** the expansion of the Smith/Dodd Overlay district with the additional recommendation to review and reconsider allowing minor vehicle repair as a conditional use rather than a prohibited use within the overlay.

**Votes: 4 ayes, 0 nays.** The motion carried.

**New Business:** None

**Old Business:** None

**Other Business:** None

**Adjourn:** A **motion** was made by Elsmore, **seconded** by Fransmeier, the Commission resolved to **adjourn** the Planning Commission meeting of September 21st, 2021 at 7:31pm.

**All voted in favor thereof.**

Respectfully submitted,

Sharon G. Hatfield