

**MINUTES OF MEETING**  
**SOUTH ST. PAUL PLANNING COMMISISON**  
**November 6, 2019**

MEETING CALLED TO ORDER BY VICE CHAIR KRUEGER AT 7:00 P.M.

Present:

Isaac Contreras  
Angela DesMarais  
Tim Felton  
Ruth Krueger  
Jason Pachl  
Ryan Garcia, Community and Economic Development Director  
Monika Mann, Community Development Support Specialist

Absent:

Justin Humenik  
Stephanie Yendell

- 1) APPROVAL OF AGENDA – Motion to approve the agenda as presented –Felton/ Contreras (5-0)
- 2) APPROVAL OF MINUTES – October 2, 2019 – Motion to approve the minutes as presented - Pachl/ DesMarais (5-0)
- 3) NEW BUSINESS

Ryan Garcia, Community and Economic Development Director, introduced himself. Mr. Garcia explained that the former City Planner, Peter Hellegers, accepted a position with the City of Andover. The City of South St. Paul is actively recruiting a City Planner with the intention to have an individual in the role by the first of the year.

4) PUBLIC HEARINGS

A) PC Case #2019-19: Paul Rogosheske on behalf of West Side Transport- 424 Farwell Avenue– Consider a Conditional Use Permit (CUP) for truck and trailers sales and repair.

Vice Chair Krueger opened the public hearing.

Mr. Garcia explained that the applicant is seeking a Conditional Use Permit for semi-trailer repair and sales at 424 Farwell Avenue. The site is located in the General Business district with semi-trailer repair and sales being a conditional use within the district. The proposal suggests two building additions for trailer service and changes to the location of trailer parking on the site. Staff recommends approval of the Conditional Use Permit subject to the conditions stated.

Paul Rogosheke, David Welsh of Quality Trailer Sales, John Darlrymple of West Side Transport and Sean Lenz of Road Ready, came forward to address further questions from the Commissioners.

Mr. Rogosheke explained further that SLW Holdings- made up of Quality Trailer Sales (QTS) and Road Ready - would purchase the property and take over maintenance while leasing space to West Side Transport so they can continue business on the site. Mr. Rogosheske reiterated the proposed modifications from the site.

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Vice Chair Krueger asked for further detail about the trailers that would be onsite. Mr. Welsh explained that there would be a mixture of new and used trailers. The site would house and work on Wabash trailers. Vice Chair Krueger asked about the size of the trailers. Mr. Welsh explained that trailers are a standard 53 feet.

Mr. Contreras queried if there would be work done on pup trailers at the site. Mr. Lenz stated that there would not be. Mr. Contreras asked for clarification if West Side Transport was looking for another site. Mr. Dalrymple explained that West Side Transport has more space than its needs but does not want to give up the site. West Side Transport chose to enter into a relationship with QTS allow them to expand as they need while still allowing West Side Transport to use the site. Mr. Dalrymple emphasized that the two business have a good, long standing business relationship.

Mr. Welsh thanked the commission for their consideration of the case and emphasized the company's desire to be involved with the community.

No one was present to speak and no correspondence had been received.

Vice Chair Krueger closed the public hearing.

Motion to approve as presented – DesMarais/ Contreras (5-0)

B) PC Case #2019-21: BThree - 1199 Concord St S. – A request for an Interim Use Permit (IUP) for the exterior storage of trucks and for a 5,000 gallon above ground diesel tank.

Vice Chair Krueger opened the public hearing.

Mr. Garcia spoke to the applicants request for a 20 year IUP for exterior storage and an above ground diesel tank. The application had come before the Planning Commission in September of this year, requesting a Conditional Use Permit. The item had been approved by the Planning Commission but was denied by the City Council due to concerns about consistency with the City's Comprehensive Plan. Mr. Garcia spoke to the proposed use on the site. He reiterated that staff recommended approval of the IUP.

Commissioner Pachl clarified if the above ground diesel storage tank was part of the original proposal that came before the Commission in September. Mr. Garcia confirmed that it was.

Commission Krueger inquired if there were any previous code compliance issues with exterior storage on the site. Mr. Garcia explained the current owners of the property had no open code compliance violation with this site or the other site that they own.

Commission Felton asked how the length of the IUP was determined and if the 20 year length was typical for an IUP. Mr. Garcia explained that the length of the IUP length was irregular and had been determined by working with the applicant to determine an adequate amount of time to see a return on the applicant's investment and use of the site.

The applicant, Tim Becken of BThree, came forward to answer any of the commissioner's questions.

Vice Chair Krueger confirmed if Mr. Becken was familiar with the conditions of the IUP. Mr. Becken confirmed that he was.

No one was present to comment and no correspondence has been received.

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Vice Chair Krueger closed the public hearing.

Commissioner Pachl shared his support for the IUP.

Motion to approve as presented – Pachl/ Contreras (5-0).

C) PC Case #2019-20: Special School District #6- 710 19<sup>th</sup> Avenue – A request for a Conditional Use Permit for a school use at 710 19<sup>th</sup> Avenue.

Vice Chair Krueger opened the public hearing

Mr. Garcia reported on the applicant's request to repurpose the River Heights Professional Building, which had been vacant since earlier this year. The site would be used for the Community Learning Center (CLC) and Adult Basic Education (ABE). Site modifications include an ADA access ramp and a maintenance/delivery entrance ramp.

Dave Webb, Superintendent for South St. Paul Public Schools (SSPPS), provided further background on the School District's request.

Commissioner Pachl asked if the lot north of 710 19th had been purchased along with the proposed school site. Mr. Webb confirmed the parcels had been purchased together. Commissioner Pachl inquired about potential future use of the northern lot by the district. Mr. Webb explained that there were no immediate plans for the space but noted that many schools in the SSPPS had green space attached to them.

Commissioner Contreras asked about the current enrollment at the Woog Arena Site. Mr. Webb stated there were 100 students enrolled there. Commissioner Contreras asked about expected enrollment growth with the new facility. Mr. Webb explained that the new building would give them about twice as much space as they currently have. Commissioner Contreras inquired about how students would be getting to the school. Mr. Webb explained that some students would be bussed by the school district while others would be dropped off. He noted that the property is on Metro Bus Line 68. Commissioner Contreras put a question to the hours of operation for the building. Mr. Webb provided an estimate of 7:00 AM to 10:00 PM window for hours of operation.

Commissioner Contreras touched on the proposed future tenant space on the ground floor of the preliminary plans. Mr. Webb explained that while the space was originally thought to be for a future tenant, there was a demonstrated need for the space within the SSPPS, so there would likely not be an external tenant in the building.

Vaughn Dierks, Wold Architects and Engineers, spoke to the initial idea for the tenant space being used for a clinic for students as opposed to a separate business entity.

Commissioner Contreras asked if adding a tenant would change the use of the building. Mr. Garcia noted that because the school is located in the R-2 District, a business use would not be allowed. If the tenant were a social service through the school, it could be feasible but would need to come before the Planning Commission.

Vice Chair Krueger asked about the zoning of Divine Redeemer. Mr. Garcia noted that he could look into the zoning of the parcel for the next meeting.

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Commissioner Pachl asked what would be done with the current Community Learning Center after the school vacated the space. Mr. Webb brought up that there were programs within the school district that could use the space.

Commissioner Felton shared his initial concern about introducing 140 students to a residential community and how speaking to the managers at Woog Arena eased his concerns. Commissioner Felton confirmed with the applicant that there was space where students could wait inside as opposed to loitering outside while they were waiting for a ride. Mr. Webb confirmed there was space in the building for students to wait. Mr. Webb reiterated that some of the students are in their 20s or 30s and would not be waiting after classes are done.

Ken Schult, 649 19<sup>th</sup> Avenue North, shared his concerns about loitering outside of his house, the bus stop being outside of his house and the possibility of having a future tenant in the building.

Commissioner Felton asked about the process for handling loitering problems if they were to arise from the site. Mr. Garcia explained that loitering was a misdemeanor offense and would be in the purview of the police department. Within the realm of the Planning Commission, limitations could be placed on the hours of operation or areas could be designated for waiting.

Mr. Schult asked if the hours of operation could be solidified in the CUP. Mr. Garcia stated that the CUP does so currently, but if it would provide peace of mind, a condition could be added by the City Council to solidify the hours of operation.

Commissioner Felton resounded the notion to set the hours of operation.

Vice Chair Krueger asked for clarification from the applicant about the future outside tenant and where the students would be coming from. Mr. Webb explained the tri-district arrangement for community education. Mr. Webb also explained the laws regarding Alternative Learning Centers (ALC).

Commissioner Contreras quivered the hours of operation for the ALC program and the ALC bus schedule. Mr. Webb explained that the day starts at 8:00 AM and wraps up around 2:30 or 2:45 PM. Buses would drop off students at 7:45 AM and pick up students at 2:30 PM. Students in flexible programming (20 students) could be onsite until around 5:00 PM. CLC students would be present on the site in the evening. Commissioner Contreras asked about summer programming at the building. Mr. Webb stated that summer programming was available at South St. Paul Secondary.

Vice Chair Krueger asked for further clarification about the future tenant. Mr. Webb spoke to the thought of the future tenant being one that could service students and seniors in the area but stated that there were not concrete plans.

Commissioner Pachl reiterated that if the school did have a tenant, it would need to be approved by the Planning Commission. Mr. Garcia echoed that the school district would need to come back and go back through the Planning Commission with any future tenants.

No correspondence had been received on the case.

Vice Chair Krueger closed the public hearing.

Motion to approve as presented – Contreras /Pachl (5-0).

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5) OTHER BUSINESS

Staff reminded the Commissioners that the December Planning Commission meeting had been moved to Wednesday, December 11<sup>th</sup>, 2019.

Commissioner Contreras thanked his fellow veterans for their service.

6) ADJOURNMENT

Motion to adjourn- Contreras/Felton (5-0).