

**MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
JANUARY 2, 2019**

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

Present: Angela DesMarais
 Jason Pachl
 Isaac Contreras
 Stephanie Yendell
 Ruth Krueger
 Tim Felton
 Justin Humenik
 Peter Hellegers, City Planner

- 1) APPROVAL OF AGENDA – approved as presented – Pachl/Contreras (7-0)
- 2) APPROVAL OF MINUTES – December 5, 2018 – approved as presented – DesMarais/
Contreras (7-0)

3) NEW BUSINESS

There was none.

4) PUBLIC HEARINGS

 A) PC Case #2019-01: City of South St. Paul / R. Dahl for a Variance for driveway width on the property at 1823 Wentworth Avenue

Mr. Hellegers reported the City (applicant) and R. Dahl (owner) of the property at 1823 Wentworth Avenue are proposing a variance for additional driveway width to accommodate room for an additional parking space on the Wentworth Avenue property. The proposal is due to the City/County sidewalk project for the south side of Wentworth Avenue. A temporary easement north of the house and retaining wall impact the property. The owner currently utilizes a single stall tuckunder garage accessed from Wentworth while parking an additional vehicle in the driveway. Insofar as the proposed sidewalk does not provide enough driveway width to accommodate a vehicle without encroaching on the Right of Way, the City agreed to install a driveway pullout to provide an additional parking space on the property. The additional space is wider than the 22' allowed by Code; however, the 16-foot driveway width variance allows adequate room to construct the additional space. A pull off running perpendicular to the existing driveway will allow the driveway to run parallel with Wentworth Avenue is proposed. Practical difficulties are slope of the property, orientation of the home to Wentworth Avenue and the layout of the home.

Mr. Hellegers added Code requires two off-street parking spaces per dwelling unit.

Co-applicant R. Dahl stated insofar as there is no parking allowed on Wentworth Avenue and the property's proximity to the 19th Avenue North stop sign, access and parking on the property remain issues. Additionally, it would be cost prohibitive to construct a garage on the 19th Avenue North side of the property (*City Code would also not allow a garage in front of the house on the 19th Avenue side of the property*).

Chair Yendell opened the public hearing.

Mr. Hellegers stated the owner submitted correspondence and an adjacent property owner inquired as to the content of the application; however, voiced no objection.

Chair Yendell closed the public hearing.

Motion to approve the variance request as presented – Krueger/DesMarais (7-0)

B) PC Case #2019-02: An application for an Interim Use Permit (IUP) for temporary auto sales events on the EDA-owned property at 504 Concord Exchange South as proposed by Delacy Automotive.

Mr. Hellegers reported Delacy Automotive (528 Concord Exchange South) is proposing a one-year IUP to hold auto sales events on the adjacent property at 504 Concord Exchange South owned by the South St. Paul Economic Development Authority (EDA). The site will be used for additional inventory and customer parking for temporary sales events from February, 2019 through February, 2020. Sales would run for 7-10 days at a time during the one year period. Delacy was previously granted similar IUP's for sales events in 2010, 2011, 2013 and 2014 without incident. As with previous IUP's, the applicant will provide temporary lighting and security. The events would occur on weekdays from 9:00 a.m. – 10:00 a.m. and Saturdays from 9:00 a.m. – 6:00 p.m. No Sunday sales are anticipated.

Mr. Hellegers stated a condition of approval is the applicant is required to have a current lease or agreement with the EDA to operate vehicles sales on the property.

Chair Yendell queried as to whether landscaping would be required and raised concern of customers driving over existing curbing to access the property. Mr. Hellegers responded no landscaping is required. The property is currently paved and provides two curb cuts for access in addition to fencing on the east side abutting Concord Exchange South.

Discussion ensued regarding an error in the report relating to Parcel Size/Location. Mr. Hellegers stated the property consists of five parcels as noted in the report indicating the report will be revised to reflect the correct parcel size and location.

Current owner Eric Delacy introduced himself and Benjamin Footh who will be purchasing the business. Mr. Delacy stated the temporary sales would occur for 10 day stretches within the one-year period with sales transactions occurring at the existing business at 528 Concord Exchange South. Mr. Delacy

reiterated previous sales did not result in any violations adding they use their own equipment to remove snow from the property in the winter months.

Chair Yendell opened the public hearing.

There was no one in attendance to comment on the application. Mr. Hellegers stated he received a communication from a resident above the hill stating no objections to the application.

Chair Yendell closed the public hearing.

Motion to approve the Delacy Automotive IUP subject to the conditions in the staff report and correcting the unintended parcel size/location language in the staff report - Pahl/Humenik (7-0)

C) 2018 Comp Plan Update Discussion: Chair Yendell reported no new information is available with regard to the Comp Plan and asked whether the Commissioners had comments or questions on the chapters presented at the December Planning Commission meeting. There were no comments by the Commissioners.

Chair Yendell opened the public hearing.

There was no one in attendance nor was there any correspondence received regarding the Comp Plan Update.

Chair Yendell closed the public hearing.

5. OTHER BUSINESS

Mr. Hellegers reported the City Council approved the following December items:

- The Mobilite small wireless facility CUP adjacent to 254 Park Street West
- Northern Battery CUP at 1111 Concord Street South
- Sojos dust collector exterior storage unit behind 201 Armour Avenue
- Jimmy's Auto Sales CUP for 1505 Concord Street South
- With regard to the adult day care/event use at 835 Southview Blvd. the applicant submitted an amended letter and plans prior to the Council meeting. The Council did approve both the CUP's contingent upon limiting the hours of operation to 10:00PM and capping the number of people to 85.

ADJOURNMENT

Motion to adjourn at 7:21 P.M. – Contreras/Felton (7-0)