

**MINUTES OF MEETING  
SOUTH ST. PAUL PLANNING COMMISSION  
January 6, 2016**

MEETING CALLED TO ORDER BY COMMISSIONER JOHN ROSS AT 7:00 P.M.

Present:	John Ross	Absent:
	Ryan Briese	
	Jason Pachl	
	Timothy Felton	
	Justin Humenik	
	Ruth Krueger	
	Stephanie Yendell	
	Peter Hellegers, City Planner	

- 1) APPROVAL OF AGENDA – approval as presented – Yendell/Pachl (7-0)
- 2) APPROVAL OF MINUTES for November 4, 2015 – Briese/Yendell (7-0)
- 3) NEW BUSINESS

A. Bonfe Site Plan Review (475 Hardman Ave S): A Site Plan Review for a 40,000 sq. ft. office/warehouse building.

The applicant is looking to locate to a larger building that would accommodate the growing needs of the business.

Recommendation for approval as submitted – Pachl/Felton (7-0)

- 4) PUBLIC HEARINGS

A. Sign Variance – Doug Woog Arena (141 6<sup>th</sup> St S): Consider variances to allow for larger individual signage and more signage area for the entire property.

Signage is desired for more visibility from 6<sup>th</sup> Street and because of the topography, the proposed signage should not impact the adjacent neighborhood.

Motion to approve as presented – Krueger/Felton (7-0)

B. Amendment to Backyard Chicken Ordinance: Consider an amendment to regulations for chickens on residential properties to allow more chickens for larger properties.

Flexibility is requested for larger lots over a ½ acre in size to have 4 more hens bringing the total to 8 hens if desired. The size of the coop and it's requirements should not be affected.

Chad Schlemmer, 764 Holland Ave., was present to discuss the need for more chickens. 4 hens may not be sufficient to produce the desired number of eggs to feed a family. All of his neighbors are aware that they have chickens and would like more.

Motion to approve as presented – Yendell/Humenik (5-2 Felton, Pachi)

C. Amendment to R-2 Zoning District: Consider an amendment to the regulations that would remove “pre-1967” language from conversion of a unit.

This language was designed for the time that it was included in the code and does not serve a purpose for today’s fully developed community. It was designed to protect properties that had been recently platted. It will clean it up so it is less confusing and call attention to the building code requirements.

Motion to approve as presented – Briese/Humenik (7-0)

D. New Mixed-Use Zoning for Southview Hill: Consider an ordinance that would create a new Mixed-Use zoning district for the Southview Hill Area.

The Southview Hill recommended land use study was completed in 2014. The draft Mixed - Use zoning district language is based on this study and that is what is being considered at this time. The proposed “MU3” district shares a lot of the same requirements and design standards as the CGMU district and gives leverage for development opportunities in the Southview/Marie central area.

There was some discussion as it pertains to multi-family uses and their standards and the ability to also favor a central business district.

Motion to continue discussion to the February meeting – Felton/Briese (7-0)

## 5) OTHER BUSINESS

A. A new business ribbon cutting – Royal Pet in the Bridgepoint Business Park is Thursday at 2:00.

Motion to adjourn – Pachi/Krueger

