

**MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
February 10, 2016**

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

Present: John Ross
 Ryan Briese
 Jason Pacht
 Justin Humenik
 Ruth Krueger
 Tim Felton
 Peter Hellegers, City Planner

Absent: Stephanie Yendell

1. APPROVAL OF AGENDA – as presented – Briese/Humenik (6-0)
2. APPROVAL OF MINUTES for January 6, 2016 – Pacht/Krueger (6-0)
3. NEW BUSINESS

There was none.

4. PUBLIC HEARINGS

A. Adaptive Repair CUP (193 BridgePoint Drive): Consider a Conditional Use Permit for a vehicle repair facility.

The applicants (2 owners/operators) are moving their business from Newport and are seeking approval for a vehicle repair use located at the BridgePoint Center Phase III development. The Industrial Zoning District allow automotive repair as a Conditional Use and the unit was designed for this type of use. The two stall vehicle repair shop will operate Monday-Saturday from 8:00 a.m.–6:00 p.m. with repair limited to two vehicles at a time.

Mr. Hellegers presented three emails from adjacent owners addressing concerns with overall parking and the potential for spill over to other units. In the event, the request is approved, an additional condition should be included limiting the parking of two allotted vehicles to the front of the unit and in front of the overhead door in order to avoid an adverse impact on adjacent property owners. Additionally, there is room for a total of 4 vehicles within the structure. The applicants stated an off-site resource is available to park additional vehicles if the need arises.

Discussion ensued regarding the conditions of the CUP, covenants of the Condominium Association and the parking issue. If the applicant is in violation of parking conditions, the CUP could be rescinded.

Motion to approve the CUP contingent upon meeting conditions of staff's report including the condition that parking is restricted to the front of the unit and front overhead door – Briese/Krueger (5-0), Felton – abstained.

The matter will be forwarded to the City Council for consideration at the February 16th meeting.

B. New Mixed-Use Zoning for Southview Hill: Consider an ordinance that would create a new Mixed-Use zoning district for the Southview Hill Area (*continued discussion from January 6, 2016*).

Mr. Hellegers reported the January discussion revolved around the merits of the mixed-use zoning district and uses within it. A requested was made to continue the public hearing to the March meeting in order to obtain additional information including citizen input.

Chair Ross queried whether Met Council was on board. Mr. Hellegers responded that creation of a new mixed-use zoning district has nothing to do with Met Council's wants or needs. Discussion ensued regarding Met Council's projections for employment and housing and whether the projections are attainable. It was noted that a worksession with Met Council representatives may be beneficial.

Commissioner Briese stating he is not in support of an ordinance that allows additional low income housing. Mr. Hellegers reported the zoning ordinance addresses density with regard to types of buildings whether single family or multi-family and uses within the district.

Motion to continue discussion to the March meeting – Humenik/Briese (6-0)

Chair Ross closed the public hearing.

5. OTHER BUSINESS

There was none.

6. ADJOURNMENT

Motion to adjourn – Krueger/Humenik (6-0)