

**MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
May 4, 2016**

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

| | | | |
|----------|-------------------------------|---------|--------------|
| Present: | John Ross | Absent: | Ryan Brieese |
| | Jason Pacht | | Tim Felton |
| | Justin Humenik | | |
| | Ruth Krueger | | |
| | Stephanie Yendell | | |
| | Peter Hellegers, City Planner | | |

- 1) APPROVAL OF AGENDA – as presented – Yendell/Humenik (5-0)
- 2) APPROVAL OF MINUTES for April 13, 2016 – Krueger/Pacht (5-0)
- 3) NEW BUSINESS

There was none.

- 4) PUBLIC HEARINGS

A. American Cancer Society Relay for Life IUP (1725 Henry Avenue) – An Interim Use Permit to host a fundraiser event on the ramp of the South St. Paul Fleming Field Airport.

Mr. Hellegers reported Relay for Life is proposing to use the ramp area of the Fleming Field Airport to hold their annual fundraising event on August 5, 2016 from 4:00 PM to midnight. The request is for a 3-year IUP that would allow one Relay for Life event a year for 2016-2018.

Staff recommends approval subject to conditions listed in the report.

Community Manager Sara Eberhardt reported the South St. Paul/Inver Grove Heights/West St. Paul event was held at this location for the past two years adding that the unique location is beneficial to the organizer. The organization has a good relationship with Commemorative Air Force as the CAF makes the hangars available so that participants can view aircraft. The family friendly event draws approximately 300 participants.

No correspondence was received related to this request.

Motion to approve as presented – Pacht/Humenik (5-0)

B. Commemorative Air Force IUP – Fleming Field Airport (310 Airport Road) – Consider the request for an amended IUP to host the beer garden for the MadFurther Car Show and

Robert Brown III Car Show for a term of 3 years (2016, 2017 and 2018).

The request is related to the Robert Brown Car Show III IUP approved at the April 13, 2016 meeting; however, is expanded to include the MadFurther Car Show. The beer garden is scheduled to run concurrent with the MadFurther Car Show on Saturday, September 17, 2016. Hours of operation are 10:00 a.m.–4:00 p.m. A separate application will be submitted at a later date for the MadFurther Car Show. In the event the car show is cancelled or the IUP is terminated, the beer garden must also be cancelled. The dates for the 2017 and 2018 events are subject to approval by the Airport Manager.

Commissioner Pachl questioned the number of events held by the CAF. Mr. Hellegers responded the CAF's IUP allowed for two hanger dances; however, did not account for additional events on the property.

There was no one present to comment nor was any correspondence received related to this request.

Motion to approve as presented – Yendell/Krueger (5-0)

C. Commemorative Air Force IUP – Fleming Field Airport (310 Airport Road) – Consider the request for an IUP to host the beer garden and movie at their facility.

The CAF event will be held during the Kaposia Days celebration on Saturday, June 25th from 7:00-11:00 p.m. The beer garden portion of the event will be held on the ramp adjacent to the CAF facility with the movie held inside the facility. Parking would be on the lots north of the facility on Airport Road. The IUP terminates after the event and the CAF will take measures to minimize any nuisances to nearby residential properties.

No one was present to comment nor was any correspondence received related to this request.

Motion to approve as presented – Humenik/Yendell (5-0)

D. J.K. Anderson Builders, Inc. Variance (521 Stewart Avenue) – Consider a rear yard setback variance request for the construction of a new home.

In 2013 the applicant received approval of a 21' front setback variance with a 6.5% building coverage variance to allow for the construction of a new home. The variances expired as the builder did not proceed with construction within the 1-year timeframe. In 2015, the builder received approval of the same variances as approved in 2013.

The applicant has now submitted a revised house plan requesting that it be allowed due to the fact it is within the same area as approved in the previous variances. In addition, to the previously approved 21' front setback variance and 6.5% building coverage variance the applicant is seeking approval of a 5' rear setback variance.

Chair Ross commented that due to the practical difficulty of the property he is in favor of the applicant's request. Mr. Ross queried if the property would require another variance if the future property owner would be interested in building a deck as the property would require a lot coverage variance. Staff reported the property owner would be allowed to build a shed of up to 180 s.f. without the need for a variance due to keeping the lot coverage variance of 6.5%.

Staff received a question regarding the house plan from a neighboring property owner. There was no one other than the applicant to comment at the public hearing.

Motion to approve as presented – Pacht/Krueger.

Commissioner Pacht amended his motion to include a 5' rear setback – Pacht/Krueger (5-0).

5) OTHER BUSINESS

A. Mr. Hellegers is attempting to schedule a work session meeting of the Planning Commission and City Council to discuss Southview zoning questions and Met Council functions for some time in June.

Motion to adjourn – Yendell/Humenik (5-0).