

**MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
January 4, 2017**

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

Present: John Ross
Ryan Briese
Justin Humenik
Ruth Krueger (arrived at 7:07 P.M.)
Jason Pachl
Stephanie Yendell
Peter Hellegers, City Planner

Absent: Tim Felton

1) APPROVAL OF AGENDA – Commissioner Ross stated agenda items 3.E and 3.F will be continued to the February 2017 meeting - approved as amended – Yendell/Briese (5-0)

2) APPROVAL OF MINUTES for December 7, 2016 – approved as presented – Pachl/Briese (5-0)

3) PUBLIC HEARINGS

A) Certified Auto & Light Truck Repair CUP (324-332 Concord Exchange South): An application for a Conditional Use Permit for automotive repair use with limited automotive sales as an accessory use.

Peter Hellegers, City Planner, provided an overview of the planning report noting the two buildings share the parking lot; however, the entire parking lot is on the 332 Concord Exchange property.

Commissioner Yendell queried as to the location of the two ADA parking spaces indicating the spaces need to be signed and stripped.

Commissioner Pachl discussed limiting the number of auto sales to five vehicles and queried as to how violations are monitored. Mr. Hellegers noted the applicant is responsible for complying with the CUP. Additionally, code enforcement routinely monitors and the use is allowed for the area specific to CGMU-2.

Discussion ensued regarding the CUP for auto sales use currently in existence. Mr. Hellegers stated the existing CUP would be rescinded and replaced with the CUP requested by the applicant.

Applicant Steve Momberger responded to Commissioner Yendell's query regarding the location of the two ADA spaces. Mr. Momberger stated he is in the process of purchasing the property

for auto sales and light detailing and repair. No painting or bodywork will be performed on the site.

Mr. Hellegers reported no comments were received regarding the application.

Commissioner Ross opened the public hearing.

There was no one in attendance to comment on the application.

Commissioner Ross closed the public hearing.

Motion to approve the CUP to allow automotive sales (up to 5 vehicles) as an accessory use and minor automobile detailing at 324 Concord Exchange South and a CUP for automotive repair at 332 Concord Exchange South subject to adding a condition relating to striping and signing the two ADA parking spaces – Yendell/Briese (6-0)

B) Indigo SignWorks/Holiday CUP/Variances (1040 Concord Street South): An application for variances that would increase the gross allowable signage area from 197.42 square feet to 215.95 square feet for all signage for the entire property and a CUP for an electronic message center (EMC) sign.

Mr. Hellegers reported Holidaystation Stores purchased the EZ Stop in 2016 and has since pulled permits to change the face of the existing pylon sign and installation of signage on the canopy. The applicant is requesting a CUP to allow an EMC sign at the bottom of the existing pylon sign and sign variance to allow more signage of the property than allowed in the zoning district and a variance for the size of the individual sign (pylon).

Discussion ensued regarding the potential impact of the EMC sign on nearby property owners. Mr. Hellegers reported the sign faces a commercial roadway with the closest residential properties on Dale Street above the hill and it's use will have minimum impact on surrounding properties. Staff recommends approval of the CUP with the conditions noting that due to the location, volume and speed of traffic the signage variances are warranted.

Chair Ross asked if there was language in the code relating to EMC signs regarding rate of change, etc. Mr. Hellegers responded there is significant language in the Code tying EMC signage into the CGMU zoning district.

Joey Crary of Indigo Signworks indicated the EMC sign does not flash but moves across the sign. The sign is a branding sign.

No comments were received nor was anyone present to comment on the application.

Commissioner Pachl stated the variances are minimal and are in line in with what's been done in the past.

Motion to approve the CUP for an electronic message center sign on the pylon sign, a variance to allow more signage for the property than allowed by code and a variance to allow a larger individual sign than allowed by code – Pachl/Krueger (6-0)

C) Scannell Properties/FedEx Site (843 Hardman Avenue): Consider the redevelopment of the property to include a Planned Unit Development, parcel combination, removing a parcel from a TIF district, release of an ingress/egress easement and an easement for ponding on a city property to allow for development of a 270,000 square foot distribution center.

Mr. Hellegers reviewed the large development proposal for the 32 acres of property noting several items require consideration. Additionally, it was noted the building height exceeds 35' and will require a CUP. The proposal use includes:

- Combining the 3 existing parcels into one parcel
- A CUP for exterior truck storage
- A CUP for the building height exceeding code
- A PUD for the proposed development
- Release of an ingress/egress easement
- An easement on city property for development for ponding

Staff discussed issues with screening of trucks visible from I-494, dealing with runoff and ponding, the city's need for access to the levee and the Army Corps of Engineers release of the flowage easement.

Commissioner Yendell queried as to how the Regional Trail will be impacted. Mr. Hellegers discussed the different types of landscaping that could be used for screening.

Commissioner Briese commented on the potential increase in truck traffic and asked if a traffic study had been undertaken. Traffic engineer Doug Arnold, from WSB, stated 50 trucks are expected during peak hours with the larger trucks departing during the evening hours. The impact is expected to be minimal.

Daniel Madrigal of Scannell reported this would be a new facility for FedEx and discussed building signage. Additional landscaping could be utilized to provide additional screening from 494, Hardman and the regional trail.

Mr. Hellegers reported an issue arose late today dealing with the applicant's desire to use barbed-wire security fencing which is not allowed by code. Discussion ensued. Mr. Madrigal stated the barbed-wire fencing security fencing is extremely important to FedEx and would apply to all fencing with the exception of the gates. Discussion ensued regarding the aesthetics and using additional landscaping for screening. Mr. Madrigal reported he could provide photos of the barbed-wire fencing used at the Rogers facility.

Commissioner Ross queried as to when construction would start. Mr. Madrigal anticipates construction to start in March; however, reported the project may be in jeopardy unless the Army Corps of Engineers releases the flowage easement. Discussion ensued regarding communications with the Corps on this issue.

Motion to approve combining the existing parcels into one parcel, a Conditional Use Permit (CUP) for exterior storage of trucks, a Planned Unit Development (PUD) for general development of the property, the release of an ingress/egress easement and a request for an

easement on the city property to the east for ponding contingent upon meeting conditions #1-11 of the Planner's report. Discussion ensued regarding the issue of the barbed-wire security fencing.

Commissioner Pachl amended his motion to strike the last sentence in condition #6 prohibiting security fencing – Pachl/Briese (6-0).

D) RJ Ryan Construction/Rihm-Kenworth Site (425 Concord Street South): Consider the request for a Conditional Use permit for exterior storage, automotive (truck sales) automotive (truck repair), additional building height (3 feet), Preliminary and Final Plat and a sign variance for the amount of signage of the site.

Commissioner Humenik recused himself from discussion on this item.

Mr. Hellegers reported the applicant is proposing to construct a 67,930 square foot facility to house their truck sales and repair, warehousing and the company headquarters currently located in St. Paul. The proposed development is on the site of the former Dakota Premium Foods. The intention is to combine two parcels of the Dakota Premium site with remnant pieces of BridgePoint II and III to create a larger lot.

Mr. Hellegers reported the two separate TIF districts impede the ability to plat the parcels as one property. Mr. Hellegers recommended deferring the platting until after the expiration of the Concord Tax Increment Financing District in 2024. Mr. Hellegers stated Class I and II materials meet the architectural standards and that the general business uses of vehicle repair, vehicle sales and exterior storage are permissible through a conditional use permit. The proposal would require amending the Comprehensive Plan Map (Future Land Use Map) to Commercial which is consistent with the current GB zoning district.

Discussion ensued regarding signage and the applicant's desire for a pylon sign which is not permitted by code. Alternatives to the pylon sign were discussed, i.e. a monument sign, use of halo lighting on a sign added to the front building column to provide for more visibility. In lieu of the pylon sign, the Commissioners discussed allowing the applicant to increase the height for the vertical design element on the front of the building by another few feet to allow additional signage on that element of the building. The applicant was instructed to work with staff and provide renderings of alternatives for Council consideration.

No correspondence was received nor was anyone in attendance to comment on the application. Commissioners discussed the 5-6 truck storage pad located on the southwest corner of the site. Commissioner Pachl stated the pad is too big as it sits and should be limited to a smaller number of trucks. Discussion ensued with regard to decreasing the pad area to accommodate two trucks.

Commissioner Krueger stated the pylon sign looks out of character; however, is comfortable with how the applicant will lay out the display truck pad.

Motion to approve the CUP for exterior storage of truck trailers, automotive repair (trucks), automotive sales (trucks), and additional building height of 3 feet, amending the comprehensive plan from Light Industrial to Commercial and approval of a variance for total amount of signage on the property subject to the conditions listed in the Planner's report with an additional

condition relating to decreasing the pad size to accommodate two trucks and denial of the variance request for a pylon sign – Briese/Pachl (5-0)

3E) South St. Paul Rod & Gun Club Temporary Firing Shed IUP

3F) South St. Paul Rod & Gun Club Temporary shotgun firing Shed IUP

Mr. Hellegers reported the City's deadline (120 days) to review the Gun Club's applications have since passed. The Gun Club submitted a written request for a 30-day extension in order to provide additional information for the Planning Commission's consideration.

Commissioner Yendell stated her concern that the organization continues to use the sheds for their intended purpose without obtaining approval.

Motion to continue the matter to the February meeting – Pachl/Briese (5-0)

6) ADJOURNMENT

Motion to adjourn at 9:25 P.M. – Briese/Krueger (5-0)