

**MINUTES OF MEETING  
SOUTH ST. PAUL PLANNING COMMISSION  
June 1, 2016**

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

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

- 1) APPROVAL OF AGENDA – as presented – Briese/Yendell (7-0)
- 2) APPROVAL OF MINUTES for May 4, 2016 – Krueger/Pachl (7-0)
- 3) NEW BUSINESS

There was none.

- 4) PUBLIC HEARINGS

A. John Askelson Variances (615 Concord Street North) – Consider Variances from the bluffline structure setbacks to allow for the construction of a fence on the property.

Mr. Hellegers reported the property is located in the Mississippi River Corridor overlay area ensuring the steep slopes and natural amenities along the Mississippi River are preserved. The DNR was notified and has no issue with applicant's request to install the fence. Erection of the fence would not impact the treeline as the fence would not extend beyond the groomed portion of the yard and would not obstruct views of the bluff.

The applicant stated the proposed fence will be used to provide an enclosed pet area and the request for a 40-foot variance would not alter the essential character of the neighborhood. The proposed fence materials for the west and east sides consist of decorative metal fencing with an opaque section on the south property line adjacent to the neighbor.

No one other than the applicant was present to comment and no correspondence was received related to this request.

Staff recommends approval subject to conditions listed in the report.

Motion to approve as recommended – Yendell/Krueger (7-0)

B. Scott Miller CUP & Variance (357 19<sup>th</sup> Avenue South) – Consider a Conditional Use Permit for a second garage and variance to allow an existing shed to remain.

Mr. Hellegers reported the applicant currently has a home with an attached two-car garage and a 10x10 shed on the property. The applicant is seeking a conditional use permit to construct a second garage and a variance that would allow the existing shed to remain on the property. The Code allows for one house, one garage (attached or detached) and one accessory structure. The CUP would allow the second garage; however, under the Code the shed would be non-conforming. Staff recommendation is to approve the CUP and deny the variance.

The applicant reported the shed is on slab, well-constructed and would be not be visible from the street once the second garage is constructed. The shed is needed for storage of tools and lawn equipment.

There was no one present to comment other than the applicant nor was any correspondence received related to this request.

Commissioner Ross asked the applicant if alternative options had been explored with staff. The alternative is to deepen the garage; however, that takes up additional property and decreases the yard available for kids to play. Commissioner Ross stated the variance request does not meet the threshold of practical difficulties and approving the variance would set a precedent.

Commissioner Briese concurred with Chair Ross that the home is well maintained; however, does not meet the threshold for the variance.

Commissioner Felton disagreed with Commissioner Briese's comment regarding the threshold variance and stated the property is unique, conducive to what the applicant wants to do and will consider the application on an individual basis.

Chair Ross opined the request be considered as two separate items.

Motion to approve the CUP as presented – Pachi/Felton (7-0)

Motion to approve the Variance to allow the existing shed to remain – Krueger/Felton (3-4).  
Motion failed.

C. Cherokee Manufacturing CUP (500 Malden Street): Consider a Conditional Use Permit for exterior storage on the southwest side of the new building at 150 BridgePoint Drive and a variance of 2' fence height variance.

Mr. Hellegers reported that Cherokee Manufacturing will be occupying the west half of Schadegg Mechanical's new building at 150 BridgePoint Drive. The storage area would be located on the southwest side of the building. The building and wing wall on the west side

of the building would screen the storage area from the north and west.

The company is also proposing a 10' tall fence along the south and east sides of the storage area requiring a 2' variance for the fence height.

Discussion ensued regarding the type of fence materials. Mr. Hellegers reported allowable fence types include wood or a composite privacy fence along the west and south side of the exterior storage area and chain link fence with privacy slats or mesh on the east side. To provide additional screening coniferous trees will be planted south/southwest of the proposed exterior storage to screen the storage area to the south.

Commissioner Pachl queried as to the height limitation of materials to be stored. Mr. Hellegers reported a condition of the exterior storage is that it doesn't exceed the height of the screening.

John Gunderman, CFO was present to discuss his request stating exterior storage is needed for wire baskets and other products they manufacture. The applicant provided the Commission a company background stating they have been in the community for 76 years.

There was no one other than the applicant to comment on the request. Staff received an email stating they had no issue with the request as long as the exterior storage remained screened.

Staff's recommendation is to approve with the conditions in the report.

Moved to approve the CUP and variance as recommended – Pachl/Felton (7-0).

D. Roger Tollas CUP & Variances (1321 Southview Blvd.) – Consider the request for a Conditional Use Permit to allow for the construction of a detached garage building and surface parking lot, a 3' variance for the side yard setback and 10' for the parking setback for 1321 Southview Blvd.

Mr. Hellegers reported the applicant acquired the vacant lot at 203 14<sup>th</sup> Avenue South from the HRA as it was not conducive for construction of a single family home. The request consists of the construction of a surface parking lot (4 spaces) and 4 garages with 4 attached storage units on the east side of the garage for the apartment tenants of 1321 Southview Blvd. The parking lot will serve the needs of the tenants, guests and the commercial space occupants.

Commissioner Pachl stated the commercial building has never had enough parking and the lot is not suitable for a single family home. The project would improve the property, is a good use of the space and would lessen the parking along Southview Blvd.

Commissioner Briese raised concerns with the granting the setbacks stating no one wants to be adjacent to a commercial property; however, this is what would happen to the property owner to the south. He opined the City's setbacks should be respected.

The applicant stated plans depict fencing on the east side of the property and on either sides of the garage which would provide additional screening for the neighboring resident and green space for the tenants.

Discussion ensued regarding the garages and whether they would be tied to the apartments or possibly rented out as storage units if the tenant had no use for a garage. Commissioner Felton had issue with the garages becoming storage units if a tenant didn't require a garage. Mr. Hellegers stated the Commission could add a condition requiring the garages be limited to building users and not rented to users other than building tenants. The applicant stated this would be an unreasonable restriction as not all tenants need a garage. With project costs estimated at \$50,000 he will need a steady stream of income to cover his costs.

No correspondence was received nor was any one present to comment on the application.

Chair Ross reiterated staff's condition that the applicant would be required to combine the tax parcels and that the ADA parking space are signed and striped. Chair Ross recommended handling the requests separately.

Motion to approve the Conditional Use Permit for the garage as recommended in staff's report – Briese/Yendell (7-0).

Commissioner Krueger queried as to whether the project would work if the variance wasn't granted. Mr. Hellegers stated without the variance there wouldn't be enough room for vehicles to maneuver in and out of the garages and exit the lot.

After further discussion a motion was made to approve the variance request as recommended – Krueger/Yendell (5-2).

## 5) OTHER BUSINESS

There was none.

Motion to adjourn – Yendell/Pachl (7-0).