

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

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

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

1) APPROVAL OF AGENDA – Chair Ross noted items 4C. and 4D. have been moved to the August 3, 2016 Planning Commission meeting - as presented – Briese/Krueger (4-0)

2) APPROVAL OF MINUTES for June 1, 2016 – Humenik/Krueger (4-0)

3) NEW BUSINESS

There was none.

4) PUBLIC HEARINGS

A. South St. Paul Rod & Gun Club (600 Gun Club Road) – Consider a Conditional Use Permit and Site Plan Review for a proposed firing shed for a proposed pistol and rifle range at their facility.

Mr. Hellegers reported the Gun Club is requesting a CUP for a rifle range area on the southeast portion of the property which is southeast of the area of where the existing trap and skeet areas are located. Last year the organization received CUP approval to amend the berming around site allowing separation for a proposed rifle range. At that time, it was proposed that firing would take place from a culvert structure. However, since that time concerns and questions have been raised about the use. A staff site visit revealed a semi-trailer had been brought in and installed behind the culvert structure from which shooting is taking place. The trailer wasn't a component of the 2015 CUP and as a temporary structure is in violation of the City Code. The Gun Club is now submitting plans to replace the trailer with a permanent building enclosed on three sides with a knee wall on the remaining side. The proposal replaces the culverts with baffles at differing intervals which will deflect stray bullets and increase safety from either seated or standing position.

The proposed firing station is a wood framed structure located behind a berm on three sides decreasing visibility. Mr. Hellegers stated the baffle design is a better proposal than the culvert structure as it better controls where the bullets go. Additionally, the engineering firm of AECOM was hired to assist in the range design and plans.

Gun Club representative George Stockberger, Jr. reported the 2015 pistol/rifle conduit was a temporary solution and hasn't been used even though it was approved. During the winter the Gun Club sought and found an engineer to design a permanent structure. Mr. Stockberger explained how the baffle system prevents errant bullets.

Chair Ross stated an ADA parking space next to the firing range is required to accommodate ADA users including a sign at the trail access point leading to the range and asked the applicant if the noise from pistols/rifles is louder than existing shotgun and trap shooting. The applicant reported shotguns are completely outdoors; however, the pistols/rifles will be fired from inside the firing structure which will keep the actual shot inside the building.

Commissioner Briese asked the applicant if there is a record of incidents where the shots are going outside the range area. The applicant reported is no record of such incidents.

Mr. Hellegers noted one comment was received from the City of Inver Grove Heights Parks & Recreation Department requesting shots be directed away from either IGH or the regional trail which is to the west and the south sides of the property.

Joe McBride residing at 4059 59<sup>th</sup> Street E., Inver Grove Heights stated he didn't believe the noise has improved with the increased west berm height. He recently learned about the public hearing and expressed concerns with shooting toward the Inver Grove Heights park and the increased noise to neighboring property owners.

Chair Ross stated the Gun Club has been in existence since the 1935 and happenings are monitored to provide a safe environment. Due to the improved design he is in favor of the applicant's request with the additional condition that a handicapped accessible sign is installed.

Commissioner Briese asked staff if the Gun Club property is north of a park. It was noted the City of Inver Grove Heights owns the property directly south of the Gun Club and has plans to develop a park. Commissioner Briese asked if the City of IGH contacted the Gun Club prior to purchasing the property for a proposed park. The applicant responded no. Mr. Stockberger reported a Minnesota statute states as changes occur (i.e. County bike path, park) near a gun club it is the responsibility of the other party to mitigate changes to the Gun Club's satisfaction.

Discussion ensued regarding the flood plain regulations and raising the building to prevent flooding was agreeable to the applicant. The applicant stated law enforcement intends to use the range for training.

Motion to approve the CUP as presented – Briese. Chair Ross added a friendly amendment to the motion to include the condition that signage is installed indicating the availability of one handicapped accessible parking spot. Seconded by Humenik – (4/0).

B. Zoning Code Amendment – Amending Section 118-121 of the Zoning Code to allow up to two accessory structures to include one garage and one accessory structure.

Mr. Hellegers reported the current Zoning Code states a property is limited to one garage (attached or detached) plus one other accessory building. The item was brought to the Planning Commission after the City Council directed staff amend the zoning code due to the difficulty encountered by homeowners who wished to build a garage; however, have an existing garage and accessory structure on the property. The current Code would require removal of the accessory building prior to building the second garage.

Staff is proposing amending the text of Sections 118.121 & 118.208 which would allow two accessory structures. The proposed ordinance would:

- Eliminate language stating that a property is limited to one garage (attached or detached) plus one other accessory building and replace it with allowing two accessory buildings. Attached garages would be considered part of the principal building (house) and would not count against the number of accessory buildings.
- Cap an accessory garage building to 1,000 square feet and an additional accessory building (shed) at 200 square feet, totaling 1,200 square feet for accessory buildings.

Discussion ensued regarding lot coverage and setbacks controls in place as a safeguard. Chair Ross commented he had no problem with the proposed alternative language.

Commissioner Briese raised a concern as to how the proposed changes would apply to multi-family dwelling units and whether garages would be used as rental units. Mr. Hellegers reported the matter is pertinent to structures in the R-1 zoning district. Commissioner Briese requested language be added that all accessory buildings must be used by the occupants of the property.

No correspondence was received nor was anyone present to comment on the proposed ordinance amendment.

Mr. Hellegers noted it is not necessary to make a decision by a specific date. Staff will provide 2-3 alternatives for consideration at the next Planning Commission meeting.

Due to the fact three commissioners were not in attendance Commissioner Briese made a motion to continue this item to the next meeting of the Planning Commission scheduled for August 3, 2016 - 2<sup>nd</sup> by Commissioner Humenik (4-0).

## 5) OTHER BUSINESS

Mr. Hellegers noted items 4C. and 4D. were removed from this agenda for consideration at the August 3<sup>rd</sup> meeting. Three additional applications have been submitted for consideration at that meeting.

Motion to adjourn – Krueger/Humenik (4-0).