

**MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
October 5, 2016**

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

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

- 1) APPROVAL OF AGENDA – approved as presented – Yendell/Briese (7-0)

- 2) APPROVAL OF MINUTES for September 7, 2016 – approved as presented – Krueger/ Humenik (7-0)

- 3) PUBLIC HEARINGS

 A) Behr Design, Inc. (1125 Summit Ave.): Consider a request for variances to allow the construction of an attached 2-stall garage closer to the front and side property line than allowed by code and a variance to allow a second driveway.

Mr. Hellegers reported the homeowner is proposing to construct an attached 24'x24' garage to the northeast side of the home. Due to the irregularly pie-shaped lot, no alley access and proximity to the property line the following variances are needed: 14.5' front setback and a 4' side setback variance and variance for a second driveway on the eastern side of the lot. The garage would be in line with the front of the home to the south; however, would extend into the front setback area where the street bends east/west extending the garage beyond the line of the home at 1131 Summit Avenue. The proposed side setback is 5 feet and consistent with the existing home and for detached garages in the front 2/3 of a property.

The existing tuck-under garage on the northwest portion of the property will be converted to living space and the existing driveway is proposed to remain since the property has a front sidewalk and steps leading from the existing driveway to the front door.

Chair Ross opined that there are circumstances unique to the lot which make it difficult to comply with the ordinance.

Mike Behr of Behr Design reported plans were designed to minimize the impact on the lot and homes around it. The homeowner stated the neighbors supported the project as their homes face different directions.

Mr. Hellegers reported no correspondence was received nor was anyone present to comment on the application.

Commissioner Pachl stated he was in favor of the request due to the smart design especially with the set back with the neighbor to the south adding the irregular shaped lot lends itself to the variance request.

Motion to approve variances for a 14.5-foot front and 4-foot side setback and a variance to allow the second driveway to a public street subject to the conditions in the staff report – Pachl/Briese (7-0).

B) MadFurther Car Show (1725 Henry Avenue): Consider a request for a 3-year IUP to host a car show on the ramp of the South St. Paul Fleming Field Airport.

Mr. Hellegers reported this request was continued from the September 7th meeting due to scheduling questions. The applicant MadFurther Car Show is requesting a 3-year IUP to hold a one-day car show on the Fleming Field airport ramp. The initial show date is scheduled for May 27, 2017 with subsequent shows in the spring of 2018 and 2019 contingent upon coordinating the dates with the airport manager. The event includes food trucks, vendors and a DJ that will be housed inside the CAF building. Staff explained requests that have been through the IUP process a couple of times without issue are being extended for a 3-year period.

Applicant Tristan Henderson stated the airport ramp is an ideal location to hold the event which has seen a steady growth and brings the entire car community together.

Mr. Hellegers noted no correspondence was received nor was anyone present to comment on the application.

Motion to approve the IUP subject to the conditions of approval noted in staff's report – Humenik/Yendell (7-0).

NEW BUSINESS

A) Roger Tollas CUP & Variances (1321 Southview Blvd.): Consider revised plans for a previously approved Conditional Use Permit and Variances for construction

of a detached garage building and surface parking lot on the adjacent property at 203 – 14th Avenue South

Mr. Hellegers reported that upon applying for a building permit it was noted the plans were not the same as previously approved. The plan revisions are large enough to warrant additional review. The revised plan depicts a 2-car garage facing west with attached east facing 6'x6' storage units for the apartment tenants and a 4-space parking lot replacing the original 4-car garage which faced north and a 3-4 space parking lot. While the revised plan reduces the number of parking spaces from 7 or 8 to 6, it does improve the parking situation that is already there. In addition to the revised plans submitted, Mr. Hellegers presented and discussed a detailed mock-up of the plans and recommended approval.

The applicant stated original plan depicted 17' from the existing building to the garage; however, the meters extended 3' from the building which reduced the space and didn't allow adequate room for a mid-sized vehicle to maneuver in and out of the garage.

Commissioner Yendell queried as to whether there was enough room between the building and the garage structure on the revised plan to allow a snow plow access to the rear lot. The applicant stated the snow contractor had an 8' plow which allowed adequate room for snow removal.

Discussion ensued regarding parking needs for the businesses and tenants. The applicant reported the potential loss of 1-2 street parking spaces due to the Southview Blvd. project which is a detriment to the businesses.

Commissioner Pacht stated the initial plan was improved and in his opinion the revised version is a better well thought out plan with less impact than the previous.

Motion to approve the revised plan for a garage and surface parking for 1315-1321 Southview Blvd. – Pacht/Krueger (7-0).

OTHER BUSINESS

Mr. Hellegers reported the previously approved Danner application (PUD/CUP/IUP) and Twin City Tanning variances were approved by the City Council. Items for discussion at the October 10th Council Work Session include the NRDD area, Comp Plan amendment, Zoning text amendment and Accessory Garage structures.

Motion to adjourn at 7:56 P.M. – Briese/Yendell (7-0)