

**MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
November 2, 2016**

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

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

- 1) APPROVAL OF AGENDA – Motion to move item 3D. Cemstone Products Company as the first item of business and approve the agenda as amended – Yendell/Briese (6-0)
- 2) APPROVAL OF MINUTES for October 5, 2016 – approved as presented – Briese/Yendell (6-0)
- 3) PUBLIC HEARINGS

A) Cemstone Products Company (500 Malden Street/501 Richmond Street East): Consider a Conditional Use Permit Amendment for the construction of a 23,000 square foot addition to the existing building located at 501 Richmond Street East.

Mr. Hellegers reported Cemstone Products applied for an amendment to their previously approved Conditional Use Permit. The company plans to demolish an existing metal building located just north of 501 Richmond and replace it with a 23,000 square foot addition to Cemstone's existing concrete block building that would include additional employee parking spaces, relocating the diesel fuel island further north on the property and increasing the pond size. The new building would match the existing building to the best extent possible using precast concrete with a band of ribbed aggregate finish precast to keep the look consistent with the existing building. The proposed building addition meets the City's architectural standards. Screening along the north property line is required to screen the relocated diesel tank and fuel island.

Pat Bergin, Cemstone Environmental Manager, stated the addition would allow 20 pump trucks to be brought from the St. Paul location bringing them to where the mechanics that service them are based.

There were no comments received nor was there anyone in attendance to comment on the application.

Motion to approve as presented - Briese/Humenik (6-0)

B) South St. Paul Rod & Gun Club (600 Gun Club Road): Consider a request for an Interim Use Permit for the use of a semi-trailer as a temporary firing enclosure for the rifle range for a 2-year term.

Mr. Hellegers reported the Gun Club is requesting a 2-year IUP to use a converted semi-trailer as an 8-lane shooting enclosure for the new rifle range. The trailer would have windows on the south side of the trailer for shooters to fire through concrete culvert sections directing bullets to the target area at the berm located at the southern end of the property. The interior of the trailer will contain drop down shooting benches to provide the proper shooting level for users. Benches serve as window covers when not in use.

The 2-year term of the application would allow the firing range to be utilized while the permanent firing shed is being constructed. Upon completion of the first portion of the permanent firing shed building and baffle, the temporary structure would no longer be used and the rifle range users would use the permanent building. The temporary shooting trailer and culverts would be removed in order to construct the remainder of the permanent structure.

Mr. Hellegers reported that a resident queried regarding the direction of firing, noise and the difference between this application and the July application. The City of Inver Grove Heights submitted correspondence requesting the City ensure the Rod and Gun Club follows MN Statute relating to best practices and enforcement of such with any approval.

Applicant Don Deeb, Manager of the SSP Rod and Gun Club, reported the use of a temporary firing shed is cost effective. The use of culverts assists in noise mitigation, keeps bullets on a trajectory and follows best practices.

Chair Ross asked if a portion of the range will be used for law enforcement. The applicant responded that 1,000 members of the Minneapolis PD, West St. Paul, the local SWAT team use the facilities. Chair Ross stated he is more inclined to vote on a 1-year term.

Commissioner Briese asked about financing the permanent structure. The applicant stated the project has been delayed until 2017 to raise the funds to match the \$156,000 grant from the DNR for the permanent structure. The temporary use gives

the organization a way to generate revenue to raise funds to match the DNR grant.

Commissioner Yendell asked the applicant the last time noise testing was done at the property. Mr. Deeb responded the last test was conducted 1 year ago with a rapid fire rifle producing a quieter sound.

Chair Ross opened the public hearing.

Joe McBride – 59th Street E., Inver Grove Heights stated his objection to the system being proposed as it differs from the baffles design approved in the July application.

Chair Ross closed the public hearing.

Mr. Deeb stated a range officer is present during shooting and the culvert system is the best and safest way to conduct shooting and is compliant with state requirements.

Discussion ensued regarding whether a semi-trailer structure is compliant with City code as it doesn't fall within the category of a mobile home and thereby allowing a temporary structure could prove precedent setting.

Commissioner Pachl stated he supports the Gun Club; however, struggles to approve a structure that is not allowed by City Code and opined that the Gun Club may be too far ahead stating they need to know if the structure can meet the building code.

After further discussion a motion was made to continue the matter until the December 7th Planning Commission meeting to provide the applicant additional time to work with staff to determine what is necessary to bring the structure in compliance with City code. Commissioner Yendell stated she wasn't comfortable with letting the trailer remain if the matter is continued for another month. Pachl/Briese (4-2)

C) South St. Paul Rod & Gun Club (600 Gun Club Road): Consider a request for an Interim Use Permit for a temporary shooting enclosure for the shotgun range on the property for a 5 term.

Mr. Hellegers stated the Gun Club is requesting a 5-year IUP to allow the use of a converted semi-trailer for a heated 5-stand structure for the shotgun shooting range. Shooters will shoot out of the trailer to the northeast. The trailer was discovered during an on-site visit and has been in use for 2 years for this purpose. Mr. Hellegers stated staff cannot recommend approval at this time as with the preceding application there is not enough information to determine whether the structure is code compliant.

Don Deeb stated the trailer is used as shooting station that is covered from the elements.

Commissioner Briese asked the applicant if the organization has looked at other cost effective options (i.e., Menards structures) to replace the semi-trailer. The applicant stated the Menards structures are cost prohibitive running upwards of \$15,000. Insulated trailers are cost effective and are being used by other gun clubs.

Commissioner Pachl stated there needs to be a discussion on what the City and Gun Club are up against and what it's going to take to allow a structure of this sort.

Chair Ross opened the public hearing.

Mike Steinmetz – 1338 56th Street, Inver Grove Heights requested the Gun Club be allowed to operate out of the covered structure until the matter gets resolved as it is their lifeblood during the winter months.

Chair Ross closed the public hearing.

Motion to continue the hearing to December 7, 2016 in order for the Gun Club to work with City staff on what steps will need to be taken to bring the structure in compliance with City code – Pachl/Briese (6-0)

D) South St. Paul Rod & Gun Club (600 Gun Club Road): Consider a request for an Interim Use Permit to use 5 trailers/shipping containers for exterior storage on the property for a 5-year term.

Mr. Hellegers reported the organization is requesting a IUP for a term of 5-years to allow 5 trailers/shipping containers on their property. Presently 3 containers and 1 semi-trailer are being utilized to store clay targets for the gun range and equipment. The application would allow for 1 additional container of similar size to store construction materials related to a previous project. The containers/trailers would be located on the interior of the property making them less visible. The applicant intends to submit a PUD in 2017 to further develop the site which would include permanent structures to replace the temporary containers.

Commissioner Yendell commented on items that were stored underneath and beside the current containers. Staff the reported the organization is making efforts to get in compliance and that no exterior storage is allowed.

Chair Ross asked Mr. Deeb if there were plans to store ammunition to which the

applicant responded "no". Chair Ross asked if he was aware of and in agreement with the conditions in the report to which he responded in the affirmative.

No communication was received nor was there anyone present to comment on the application.

Motion to approve the 5-year IUP request for 5 trailers/containers contingent upon meeting conditions #1-6 in the Planner's report – Briese/Krueger (6-0)

4) NEW BUSINESS

There was none.

5) OTHER BUSINESS

There was none.

6) ADJOURNMENT

Motion to adjourn at 8:32 P.M. – Briese/Yendell (7-0)