

**MINUTES OF MEETING  
SOUTH ST. PAUL PLANNING COMMISSION  
December 7, 2016**

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

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

- 1) APPROVAL OF AGENDA – approved as presented – Yendell/Pachl (6-0)
- 2) APPROVAL OF MINUTES for November 2, 2016 – approved as presented – Briese/Krueger (6-0)
- 3) PUBLIC HEARINGS

A) Minnesota Coaches Propane Fueling CUP (570 Hardman Avenue): An application by Ferrellgas, Inc. on behalf of Minnesota Coaches/Camegarran, LLC for a Conditional Use Permit allowing the installation of a propane fueling station.

Mr. Hellegers reported the applicant is requesting a CUP to allow a propane fueling tank on the property. Included in the proposal is fueling equipment that would work in conjunction with the 1,999 gallon above-ground propane fueling tank allowing the applicant to fuel new propane powered buses. The equipment would not encroach on any setback areas, would be located behind the fence line on the interior of bus parking and 50' feet from the building.

Commissioner Pachl queried as to whether the tank will be sufficiently screened. Mr. Hellegers noted there is an existing cyclone fence to the south noting there needs to be adequate room for access by the fire department should the need arise.

Chair Ross asked how often the tanks are filled. Jim Rauschnot responded the tanks are typically filled on Monday/Wednesday and Friday. Chair Ross asked the applicant if he is in agreement with the conditions relating to approval. Discussion

ensued regarding the use of slats in the existing fence material. Mr. Hellegers stated privacy PVC or wood component fencing is typically a better option; however, site constraints may be an obstacle. The applicant stated the buses are on site 18 hours a day and provide for screening for a good portion of the day (the City needs to consider screening the tank without buses as the CUP would run with the property though the buses would not).

Chair Ross opened the public hearing. There was no one in attendance to comment on the application nor was any correspondence received relating to the request.

Motion to approve the CUP for a single propane fueling station subject to the conditions in staff's report including authorizing staff's discretion on the type of screening allowed – Briese/Yendell (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.

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.

Chair Ross noted staff's report indicated no additional information had been submitted by the applicant regarding whether the converted semi-trailers would meet City code. Mr. Hellegers reported the 60-day review deadline for the two applications has been extended to January 27<sup>th</sup> providing the Planning Commission adequate time to continue the matter to the January 4<sup>th</sup> meeting and the City Council sufficient time for review and action by the deadline.

Motion to continue items 3.A and 3.B to the January 4, 2017 Planning Commission Meeting – Pacht/Briese (6-0)

#### 4) NEW BUSINESS

A) 2017 Planning Commission Meeting Dates

Discussion ensued regarding the 2017 Planning Commission regular meeting dates.

Motion to approve the 2017 meeting schedule changing the July 5<sup>th</sup> meeting to July 12<sup>th</sup> – Briese/Ross (6-0)

#### 5) OTHER BUSINESS

- Chair Ross mentioned the South St. Paul Rod & Gun Club's request for an Interim Use Permit for exterior storage for a 5-year term was approved by the City Council.
- Mr. Hellegers reported the January meeting agenda will consist of 3-4 applications in addition to the two applications from the Rod & Gun Club that were continued from this evening's meeting.

## 6) ADJOURNMENT

Motion to adjourn at 7:20 P.M. – Felton/Pachl (7-0)