

**AMENDED  
MINUTES OF MEETING  
SOUTH ST. PAUL PLANNING COMMISSION  
JANUARY 3, 2018**

MEETING CALLED TO ORDER BY COMMISSIONER YENDELL AT 7:02 P.M.

Present:	Timothy Felton Justin Humenik Ruth Krueger Jason Pachl Stephanie Yendell Peter Hellegers, City Planner	Absent:	Ryan Briese
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- 1) APPROVAL OF AGENDA – approved as presented – Humenik/Pachl (5-0)
- 2) APPROVAL OF MINUTES for November 15, 2017 – Pachl/Felton (5-0)
- 3) NEW BUSINESS

A. Planning Commission Rules of Order

Mr. Hellegers reported the standard rules have been revised to state that election of officers will occur at the January meeting rather than March and includes a provision adding a Vice Chair position should there be a Planning Commission vacancy. In the event the Chair retires the Vice Chair would assume the Chair role with members electing a Vice Chair to fill the open position.

Motion to adopt Planning Commission Resolution 2018-01 approving the Planning Commission Rules of Order – Humenik/Felton (5-0)

B. Election of Planning Commission Officers

Mr. Hellegers reported each year the Planning Commission elects a Chair and Vice Chair. With the retirement of Chair Ross at the November meeting Vice Chair Briese assumes the role of Chair. To avoid a vacant Vice Chair role staff requests the election of officers take place at this time.

Commissioner Yendell opened the floor for nominations:

Commissioner Krueger nominated Commissioner Yendell for the Office of Chair. After three successive calls no further nominations were received – Commissioner Yendell appointed Chair (5-0)

Commissioner Pachl nominated Ryan Briese for the Office of Vice-Chair. After three successive calls no further nominations were received – Commissioner Briese appointed Vice Chair (5-0)

Terms run from January 2018 through March 2019.

C. 2017 Annual Planning Commissioner Report

Mr. Hellegers stated the Planning Commission is obligated to annually report on its activities to the City Council.

Motion to approve the 2017 Annual Planning Commission Report as presented – Felton/Pachl (5-0)

4) PUBLIC HEARINGS

A. PC Case #2018-01: IGH Storage (4813 Blaine Avenue, Inver Grove Heights, MN 55076) – An application for a site plan/Conditional Use Permit amendment to allow a used car dealership with up to 43 spaces including 39 for sale for the property at 1426 Concord Street South which is leased to Footh Automotive

Mr. Hellegers reported the applicant is requesting an amendment to the existing CUP to allow for the expansion of the number of vehicles for sale allowed on their site at 1426 Concord Street South. Using the existing pavement area the proposal increases the total number of vehicles on the site from 31 to 43 including 39 spaces for the sale of vehicles. Customer and employee spaces would remain the same at two each.

Mr. Hellegers reviewed the conditions noting the intent of Condition #6 relating to parking setback/curb stops required is to ensure that vehicles are separated from and bumpers do not encroach the sidewalk.

Commissioner Pachl asked if the applicant had been cited for violations with relation to the number of vehicles or vehicles on the sidewalk. Mr. Hellegers responded code enforcement conducts random spot checks noting the operation is run fairly well with no known violations.

Chair Yendell asked if the site could reasonably fit the increased number of cars without going into the bluff and whether it would be necessary to notify the DNR if that was the case. Mr. Hellegers stated he's comfortable with number of vehicles proposed for the existing blacktop area. The DNR would need to be notified if the bluff were to be disturbed; however, the applicant has no plans to increase the blacktop area. Chair Yendell asked what prevented the applicant from going into the bluff to increase the size of the blacktop after approval. Mr. Hellegers responded the applicant would be required to apply for a miscellaneous permit for blacktop and come back with another site plan.

Jerry Katzenmacher of IGH Storage and Benjamin Footh of Footh Automotive were present to discuss the proposal. Mr. Footh stated there are no plans to increase the size of the blacktop area as that is not economically feasible.

Chair Yendell opened the public hearing.

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

Chair Yendell closed the public hearing.

Commissioner Pachl queried as to the process for CUP revocation in the event of a violation. Mr. Hellegers stated the City corresponds with the applicant outlining violations with a deadline to rectify violations.

Motion to approve amending Condition #6 to include language specifying the curb stops are to ensure vehicles are separated from the sidewalk – Krueger/Humenik (5-0)

B) PC Case #2018-2: An application by Phillips Architects, Ltd. (227 Colfax Avenue N., Minneapolis, MN 55044) on behalf of Walser Automotive Group for a Conditional Use Permit for the construction of a 45,000 square foot Subaru new/used car dealership at 740 Concord Street.

Mr. Hellegers reported the applicant is requesting a Conditional Use Permit for an automotive sales, repair and a freeway sign (pylon) for the property at 740 Concord Street South. Additionally, the applicant is requesting variances for the size of an individual sign, for the total amount of signage and the height of the freeway sign at the site. The existing 20,000 square foot reconditioning center will relocate to Eagan. The facility will then be demolished to make room for a new 45,000 square foot Subaru dealership. The proposed use of automotive sales/automotive repair are consistent with the GB zoning district and the comprehensive plan.

Mr. Hellegers reviewed the site plan as well as discussed the architectural finishes of the building stating the project does not impact the surrounding bluff area. The amount of impervious surface does not increase and the new development would stay within the exterior curblines on the site.

Mr. Hellegers stated the freeway pylon sign is allowed on the property through the CUP process as it directly abuts 494; however, a 10' variance is needed as it exceeds the maximum height. Plans include replacing the existing monument sign coming off Concord Street in addition to signage on the building walls. The General Business zoning district limits total signage at 300 total square feet. The applicant is proposing 554 total square feet which includes wall signage, the pylon freeway sign and a monument sign.

Mr. Hellegers reported the previous CUP conditions will be combined into a one new CUP/variance request.

Commissioner Yendell queried as to the impact of lighting in the area. Mr. Hellegers responded the light source is directed downward and levels would comply with Code.

Commissioner Krueger asked if there is something unique to the site to allow the variance for the freeway sign. Mr. Hellegers responded the site sits lower than 494 stating the applicant wants to make certain the sign is visible from 494.

Discussion ensued with regard to total signage of similar uses nearby.

Discussion ensued regarding site access and traffic. The applicant will insure that the accesses to the site have appropriate traffic controls in addition to determining if any changes are needed to help slow traffic as it enters into the main driveway.

David Phillips, architect for Walser Auto Group responded the building is very large consisting of 45,000 square feet adding that if signage is downsized it would be out of proportion to the wall surface and unreadable. With regard to the number of signs Mr. Phillips stated there are logos on two sides, a Walser sign on one side of the building plus a service sign. The application is seeking an additional 254 square feet of signage over and above what is allowed.

Mr. Phillips stated that the number of parking stalls provides adequate parking in defined areas for employees, customers, parking for vehicles serviced throughout the day and inventory. Currently there are enough spaces for 640 vehicles. There are no proposed changes to the size of the pavement sheet; however, improvements will be made to landscaping and the pavement will be improved with new bituminous and cement for turning movement out of the service department. Underground stormwater improvements have previously been made at the site.

Mr. Phillips discussed the new state of the art LED lighting planned for the facility. The brightness can be controlled by motion sensors which can alert Police in the event someone has trespassed. The lighting is neighbor friendly, well-engineered and easily adjusted.

Mr. Phillips also discussed the exterior elements of the building that include glass, ACM panels and architectural precast with a slate finish on the vertical feature at the front of the building.

Chair Yendell opened the public hearing.

Mr. Hellegers reported no correspondence was received.

Jodi Sauro, 801 1<sup>st</sup> Avenue South, was in attendance to express the following concerns:

- Mitigating the lighting impacts
- Signage on the rear of the building
- Hours of operation
- Landscaping for the bluff, vandals and trespassing from the CLC to the site

Mr. Phillips responded the lighting is downcast LED which should not cast light on adjacent properties nor is lighting proposed for the two bluff sides. The architect stated the hours of operation are less hours than that of the current reconditioning facility which is operating with two full shifts. Walser has a Facilities Director that is able to handle trespassing/vandalism issues if they are made aware of such instances. After discussion, it was found the issue of vandals on the bluff area above the dealership are not a result of the dealership.

Chair Yendell closed the public hearing.

Commissioner Humenik stated he believes the proposal is good for community, neighbors and is an improvement over the current reconditioning use. In addition he stated that he understands the signage variance and thinks the request is reasonable.

Commissioner Krueger opined the signage is limited relative to the size of the building.

Motion to approve the CUP and related variances – Pahl/Humenik (5-0)

C) PC Case #2018-03: Michael Monn Architects (7933 Grinell Way, Lakeville, MN 55044) on behalf of Jason Frankot, Allstate Insurance for a Site Plan review for an office building use at 820 Southview Blvd. The applicant proposes minor exterior modifications to the building and changes to the site access which will only come from 8<sup>th</sup> Avenue.

Mr. Hellegers reported the applicant is seeking a site plan review for a proposed office use and a change to the parking lot and alley layout for the property at 820 Southview Blvd. The applicant would utilize half of the first floor as offices for the applicant's insurance agency while the remaining half would be leasable space that could accommodate one large or a few smaller tenants. Proposed changes include new larger windows to provide more light and visual interest, EFIS accent panels and a new primary access at the southwest corner to provide access for the applicant. The parking lot and alley access at Southview Blvd. would be terminated but the existing parking lot entry on the east side of the property at 8<sup>th</sup> Avenue South would remain and serve as the primary access for the office tenants. Redirecting the alley from Southview to 8<sup>th</sup> Avenue improves both the traffic function on Southview and pedestrian environment on the block.

Commissioner Krueger asked whether the owner will have direct access to the parking lot. Mr. Hellegers responded the owner's primary access is at the southwest corner; however, he has the ability to use the parking lot to the east. Mr. Hellegers responded there will also be parking bays on Southview Blvd. that will be retained.

Chair Yendell asked if the change to the alley layout came from the Southview Blvd. project. Mr. Hellegers responded in the affirmative noting fewer access points at Southview Blvd. improved both the traffic flow and pedestrian movement on the street.

Regarding Commissioner Krueger's query regarding parking lot access Mr. Frankot stated his business generates limited parking and there are sufficient spaces in the parking lot which is a short walk from the southwest entrance.

Chair Yendell opened the public hearing.

Mr. Hellegers stated no correspondence was received regarding the application.

L. Hedquist and A. Windish, 147 9<sup>th</sup> Avenue South, were in attendance to ask whether traffic flow medians will be incorporated in the parking lot and if so how would it impact the number of available parking spaces, has the bus stop at the corner of Southview and 9<sup>th</sup> been taken into consideration with the on street parking spaces, and are there planned improvements to the fencing on 9<sup>th</sup> Avenue at the northwest end of the property.

Mr. Hellegers responded there are no medians or curbing set at this time to guide the traffic flow. He will be working with the City Engineer and applicant to come up with a final plan. Mr. Frankot

responded there will be a loss of spaces with closing Southview access; however, spaces are gained where the alley is located. Overall two spaces are lost.

Mr. Windish stated the proposed plan for the alley seemed tight and expressed concern with a power pole and the concrete slab for a dumpster. Mr. Hellegers stated the plans have been reviewed to insure fire and garbage trucks have adequate access. Mr. Hellegers reported a City Code requires dumpsters be screened.

Chair Yendell closed the public hearing.

Commissioner Pachl commented the project is an excellent improvement and the intended architecture makes the building fit in better with the neighborhood.

Commissioner Krueger asked if the owner could rent out the lower level space without any further improvements. Mr. Hellegers responded the lower level lacks windows and is not ADA accessible due to no elevator access. The lower level is intended for mechanicals and storage.

Motion to approve as presented – Krueger/Pachl (5-0)

#### D. PC Case #2018-04: Review of Comprehensive Plan Land Uses

Mr. Hellegers reported the City is in the process of updating its Comprehensive Plan as required by the Metropolitan Council. The plan focuses on goals and policies for land use, transportation, utilities, housing, parks and economic development that will impact land use within the City. The community engagement portion of the update was completed by WSB over the summer. Mr. Hellegers stated work is underway on the individual chapters and reviewed the plans and zoning amendments approved since 2008 which need to be incorporated into the Future Land Use. Other considerations are the zoning of the Concord/Hardman Triangle and the 3-acre vacant HealthEast site on 19<sup>th</sup> Avenue. Mr. Hellegers discussed the future land uses and zoning designations of the adopted Southview Hill plan. Additionally, the goals and policies of the community engagement require review.

Chair Yendell and Commissioner Krueger suggested a worksession be scheduled to provide adequate time to discuss the material. A meeting notice will be posted when a worksession date is scheduled.

Chair Yendell opened the public hearing.

No correspondence was received nor was anyone in attendance to comment.

Motion to continue the public hearing to February 7, 2018 – Humenik/Felton (5-0)

#### 5. OTHER BUSINESS

There were no updates.

#### 6. ADJOURNMENT

Motion to adjourn the meeting at 8:56 P.M. – Pachl/Felton (5-0)