

**MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
January 8, 2020**

MEETING CALLED TO ORDER BY CHAIR YENDELL AT 7:00 P.M.

Present:

Isaac Contreras
Angela DesMarais
Tim Felton
Justin Humenik
Ruth Krueger
Jason Pachl
Stephanie Yendell
Ryan Garcia, Community and Economic Development Director
Monika Mann, Community Development Support Specialist

Absent:

- 1) APPROVAL OF AGENDA – Motion to approve the agenda as presented –Pachl/ Huminek (5-0)
- 2) APPROVAL OF MINUTES – December 11, 2019 – Motion to approve the minutes as presented – Felton/ Krueger (5-0)
- 3) NEW BUSINESS

There was no new business to discuss at the time of the meeting.

4) PUBLIC HEARINGS

A) PC Case #2019-26: Apostolic Assembly of Faith in Jesus Christ- 201 5th Ave South- A request for a Conditional Use Permit (CUP) for a monument sign and a wall sign in the R-2 District.

Ms. Mann spoke to the applicant's request for a Conditional Use Permit for a wall sign and a monument sign. Both signs are conditional uses in the R-2 district and require a Conditional Use Permit. The only signage currently on the site is the church's logo and hours of operation which are located on a small glass pane above the front doors of the church. The applicant's proposed signage complies with all regulations put forth in City Code.

Chair Yendell clarified if the monument sign would have landscaping surrounding the sign. Ms. Mann confirmed that there would be.

Commissioner Huminek clarified whether the wall sign above the doors would be conflicting with the proposed signage. Ms. Mann stated that there would be no conflict with the signage.

The applicant, Mario Ruiz, came forward to speak to the request. Mr. Ruiz spoke to the church's need for the signage to improve its visibility in the community.

Chair Yendell opened the public hearing.

The City had not received any correspondence and no one was anyone present to speak on the item.

Commission Krueger spoke in support of the signs.

Motion to approve as presented- Contreras/ DesMarais (7-0)

B) PC Case #2020-03: City of South St. Paul – 125 3rd Ave South – Consider a draft ordinance amending the front yard fence maximum for residentially zoned properties.

Ms. Mann explained the proposed amendment to City Code Section 118-199 to increase the maximum height of a fence in the front yard of any residentially zoned property from the 42” to 48” for fence materials that are at least 50% see through. Ms. Mann cited Planning Commission Case 2019-09 (Felton Fence Variance) as well as multiple interactions with residents as the reasoning for the proposed amendment change.

Commissioner Felton clarified the definition of opacity and clarified that staff wanted to ensure that the material was at least 50% see through. Ms. Mann confirmed that this was the intention of the ordinance amendment and that ordinance would be amended to reflect that.

Chair Yendell asked if there were currently material restrictions in Section 118-199. Ms. Mann stated there are currently no material restrictions for front yard fences.

Commission Felton asked if under current code residents could have a privacy fence in their front yard if the height was under 42”. Ms. Mann clarified they could. Commissioner Felton asked if this would still be true under the proposed code amendment. Ms. Mann clarified it would hold true.

Chair Yendell noted the proposed language did not specify Commission Felton’s point. Ms. Mann stated that staff would correct that.

Commission Felton voiced his support for the item,

Commission Pachl voiced his support for the proposal, noting that he was open to a greater requirement for fence material transparency.

Chair Yendell opened the public hearing.

No correspondence had been received and no one was present to speak on the item.

Chair Yendell closed the public hearing.

Commission Krueger noted it would be helpful for the Commissioners to hear the ordinance as amended. Ms. Mann provided the commissioner with a general idea of how the resolution would be amended.

Motion to approve as amended– Krueger/ Huminek (7-0).

5) OTHER BUSINESS

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Mr. Garcia announced that the new city planner, Michael Healy, would be starting on January 21st. Mr. Healy is coming to South St. Paul from the City of Big Lake. Mr. Healy would be introduced to the Planning Commission at the following month's meeting.

6) ADJOURNMENT

Motion to adjourn- Contreras/DesMarais (7-0).

