

**MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
FEBRUARY 6, 2019**

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

Present:	Angela DesMarais	Absent:	Stephanie Yendell
	Jason Pachl		Ruth Krueger
	Tim Felton		Justin Humenik
	Isaac Contreras		
	Peter Hellegers, City Planner		

- 1) APPROVAL OF AGENDA – approved as presented – DesMarais/Felton (4-0)
- 2) APPROVAL OF MINUTES – January 4, 2019 – approved as presented – Pachl/Felton (4-0)
- 3) NEW BUSINESS
 - A) 2018 Annual Planning Commission Report

Mr. Hellegers stated the Planning Commission is obligated to report annually on its activities to the City Council. The report provides a summary of the Planning Commission cases reviewed for the past year and denotes actions taken by the Planning Commission and City Council.

Mr. Hellegers indicated building permits issued for 2018 are consistent with the last several years.

Motion to approve as presented - DesMarais/Pachl (4-0)

- 4) PUBLIC HEARINGS
 - A) PC Case #2019-03: City of South St. Paul – Final Plat of the property at 680 Verderosa Avenue

Mr. Hellegers reported the Metropolitan Council Environmental Services (MCES) owns and operates a sewer lift station on the northern portion of the 23-acre site at 680 Verderosa. Due to the site being larger than MCES needs the City petitioned the agency to acquire the southern portion of the property and has a signed acquisition agreement; however, has not closed on the property. The Preliminary Plat would subdivide the property into three pieces; two lots and one outlot was reviewed and approved by the City Council in October, 2018.

Mr. Hellegers reviewed the Final Plat identifying Lot 1 as the location of the MCES sewer lift station, Lot 2 as a developable parcel and the Outlot. It was noted due to the inability to develop outlots, the Outlot would be preserved to provide space around the trail and act as buffer from westerly development. Mr. Hellegers clarified the plat would divide the property only. Any transfer of the property will be done separately.

Commissioner Pachl asked whether the settling pond could be filled in. Mr. Hellegers responded the engineering consultant confirmed the pond could be filled in. Mr. Hellegers reviewed the surrounding property uses adding the City has conducted an analysis and is looking at potential options - including redevelopment or open park space. Development of Lot 2 would require combining it with either the Danner property or City park area to provide vehicle access. Discussion ensued regarding the barriers to developing Lot 2 insofar as it is encumbered with a levee easement, trail easement and the U.S. Army Corp of Engineers flowage easement. The issue of the flowage easement would need to be resolved prior to development of Lot 2. The rationale behind acquiring the property is to control its use for a positive impact to the community.

Commissioner Contreras opened the public hearing.

There was no one in attendance to comment nor was there any correspondence received.

Commissioner Contreras closed the public hearing.

Motion to approve the Wakota North Final Plat for the property at 680 Verderosa Avenue – Pachl/DesMarais (4-0).

B) Comp Plan Update

Mr. Hellegers stated three elements of the Comprehensive Plan are being presented for discussion: the Draft Economic Development chapter, Planning Districts and Maps.

The Economic Development chapter references the City's Economic Development Strategy, financial assistance programs offered by the City, State, County and a private lender, key areas of focus, nurturing the "Craft" economy.

Mr. Hellegers reviewed the different areas the Planning Districts document noting key aspects and characteristics, existing land uses and future land uses relative to each district. The document was developed to provide an easier reference to the Future Land Use map.

5) OTHER BUSINESS

Mr. Hellegers advised the Commissioners they will be contacted to schedule a Joint Worksession with the EDAB and EDA to discuss the Draft Comp Plan.

6) ADJOURNMENT

Motion to adjourn at 7:59 PM - Pachl/DesMarais (4-0)