

**MINUTES OF MEETING  
SOUTH ST. PAUL PLANNING COMMISSION  
FEBRUARY 7, 2018**

MEETING CALLED TO ORDER BY COMMISSIONER YENDELL AT 7:00 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- 1) APPROVAL OF AGENDA – Chair Yendell reported Sanimax requested their application (item 4.B) be withdrawn from the meeting agenda – approved as amended – Pachl/Krueger (5-0)
- 2) APPROVAL OF MINUTES OF January 3, 2018 – Commissioner Pachl requested the minutes be amended to include his name as being present at the January 3, 2018 meeting – approved as amended – Humenik/Felton (5-0)

3) NEW BUSINESS

There was none.

4) PUBLIC HEARING

A. PC Case #2018-04: An application by HTG Architects (9300 Hennepin Tower Road, Minneapolis, MN 55347) - Variances for signage and to allow for building canopy additions for the property at 1151 Southview Boulevard as proposed by Wakota Federal Credit Union

Mr. Hellegers reported the applicant is requesting variances for a proposed remodel of the existing facility at 1151 Southview Boulevard. Project improvements include replacing the front fabric canopy, the addition of new rear and drive-thru canopies and new signage on the north and south entries of the building. In order to undertake the improvements the application requests a 6-foot front setback variance on the north side of the building and a 4-foot variance from the east side of the building to accommodate the canopies. Due to the fact the south canopy is located on the interior of the property no variance is required. The applicant is also requesting a variance to have the signage outside of the 10-15 foot designated wall signage area.

Mr. Hellegers stated he is in receipt of an email from the owners of the Southview Shopping Center regarding concerns with the new north canopy impacting sightlines to signage on their building. Mr. Hellegers reported the sightlines going westbound are currently unobstructed and would remain unchanged with the new canopy addition.

Exterior building materials are primarily brick and glass with metal fascia around the top of the structure. The applicant intends to add silver aluminum banding around the top of the building and fiber cement panels to provide an updated look to keep the structure consistent with other Southview Boulevard buildings. Additionally, for security reasons the ATM will be relocated to the east side of the building under the new canopy.

New signage would be installed on the north and south entries with an existing wall and pylon sign to remain. The north signage starts at 11'6" and extends above the 10-15' from grade; however, needs to be higher due to the location of the canopy fascia. Based on the plans the applicant will need to reduce the signage to meet the 150 square feet signage requirement.

Plan review recommendations include the addition of screening/fencing to enclose dumpsters, installation of landscaping islands to buffer the western edge of the parking lot from the sidewalk and the addition of a bike rack.

Discussion ensued regarding the existing north canopy and location of the new canopy. Mr. Hellegers stated the new canopy would be in line with the existing green banding; however, it would be higher than what currently exists.

Commissioner Pachl queried as to the Shopping Center having an issue with sightlines when there is no signage of the east side of the structure. Mr. Hellegers stated the owner expressed concern with the Southview Boulevard reconstruction and visibility of the northeast corner of their property in the event they wish to add additional signage in the future. Mr. Hellegers reported discussing the straight sightlines with the owner who agreed there is no issue. Commissioner Pachl stated the improvements are great for the property and Southview Boulevard noting he is in favor of project.

Ed Muehlberg, architect with HTG Architects, stated Wakota Federal Credit Union is looking to make an investment in the community by upgrading the facility, services, finishes and provide for increased security noting security issues with the ATM being located inside the front door. Interior renovations include improved circulation, security and technology upgrades as new equipment comes on line.

Chair Yendell opened the public hearing.

No additional correspondence was received related to the application nor was there anyone in attendance to comment.

Chair Yendell closed the public hearing.

Commissioner Krueger stated improvements will give a whole new look to the facility.

Commissioner Felton asked about the ownership of the credit union. Mary Matheson, Wakota Federal Credit Union President, stated the credit union is owned by members and governed by a volunteer Board of Directors. Commissioner Felton queried as to security concerns. Ms. Matheson stated additional cameras are planned as the membership and staff have reported issues with swindling and loitering. Motion to approve as recommended – Pachl/Felton (5-0)

5) OTHER BUSINESS

A. Updates

- The applications from the January Planning Commission meeting were approved by the City Council.
- Three applications were submitted including the restaurant proposal for consideration at the March 7, 2018 Planning Commission meeting.

6) ADJORNMENT

Motion to adjourn the meeting at 7:30 P.M. – Krueger/Humenik