

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

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

Present: Isaac Contreras
Angela DesMarais (arrived at 7:20 P.M.)
Timothy Felton
Justin Humenik
Ruth Krueger
Jason Pachl
Stephanie Yendell
Peter Hellegers, City Planner

- 1) APPROVAL OF AGENDA – approved as presented – Humenik/Felton (6-0)
- 2) APPROVAL OF MINUTES for February 7, 2018 – Pachl/Krueger (6-0)
- 3) NEW BUSINESS

Chair Yendell welcomed new Commissioner Isaac Contreras.

4) PUBLIC HEARINGS

A. PC Case #2018-06: An application by RJ Ryan (1100 Mendota Heights Road, Mendota Heights, MN 55120) on behalf of Kaposia Club, LLC for a minor subdivision and variances for a proposed restaurant establishment at 456 Concord Exchange South including a Conditional Use Permit for on-sale liquor on the property.

Mr. Hellegers stated the applicants are proposing to build a 5,481 square foot free standing restaurant on the southern portion of Concord Exchange (former Buckboard site). The application includes the following requests:

- A Conditional Use Permit for on-sale liquor
- Small variances for the amount of window coverage for the 1st floor, a 4-foot width variance for the parking lot fronting the street and a 1-space parking variance
- Minor lot subdivision

The property is located in the CGMU-2 (Concord Gateway Mixed-Use Zoning District (sub-district 2) where restaurants are permitted uses and on-sale liquor sales are allowed as a conditional use. Mr. Hellegers noted the restaurant works with the standards as it will be built to the build-to line to engage the street. A driveway space is located on the north with parking located south of the restaurant.

Mr. Hellegers reported the window coverage variance is needed as the window coverage on the east side is only 12.5% which is below the 40% minimum for window coverage; however, added the applicant has incorporated architectural elements, decorative signage and lighting on the front to break up the span. The patio will be situated on the bluff-side away from the street.

Mr. Hellegers explained the maximum width of the parking lot abutting the street is limited to 130 feet in CGMU-2 zone; however, the plans depict 134 feet on the south side requiring the 4-foot variance. The parking requirements are based on the on the seating capacity for restaurants. Mr. Hellegers added the Code regarding parking for restaurants was amended last fall to bring the standards in line with other communities in the area. In addition, there is adequate street parking.

Discussion ensued regarding lighting on Concord Exchange and noise levels with respect to residents living on the bluff. Mr. Hellegers reviewed the current lighting adding that street lighting should be adequate and the applicant is cognizant of nearby residents with respect to noise.

Greg Miller introduced himself as principle of Kaposia Club, LLC and developer of four industrial buildings in Bridgepoint Business Park. He and partner Dan Schadeegg, another business owner in Bridgepoint, are looking to provide dining opportunities for those who work in the business park in addition to serving as a community center. The building exterior includes brick, wood elements with a rustic theme inside that include fireplaces, a water feature and outdoor patio. Mr. Miller stated his experience in the restaurant business adding that the large kitchen will provide for an expanded menu of moderately priced food items to include liquor. Mr. Miller explained the bluff is an attractive feature for the patrons and lend itself well to the outdoor patio. Discussion ensued regarding the outdoor patio and schedule for live music. Mr. Miller stated music will occur on the weekend and the owners will be sensitive to the residents living on the bluff.

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 stated the variances are very minor adding he saw no issues with meeting the practical difficulties. Commissioner Pachl indicated he is in favor of the plan likes that it is keeping with the South St. Paul theme.

Motion to approve as recommended – Pachl/Felton (6-0)

B. PC Case #2018-07: An application by Kinder Morgan Dakota Bulk Terminal (925 Hardman Avenue South) for a Conditional Use Permit for exterior storage of pine bark

Mr. Hellegers reported the applicant is requesting a Conditional Use Permit to allow for the exterior storage of pine bark on the southerly portion of the property. The pine bark product is proposed to be stored on a 100' x 200' pad which would not exceed 25' in height. Mr. Hellegers stated the property is

in the Mississippi River Corridor and due to the fact the storage pad is adjacent to the barge slip there are concerns with rain and flooding as well as the material ending up in the Mississippi River. Additionally, there is no screening proposed on the south side of the residential properties. Due to the limited information the recommendation is to deny the application.

Commissioner Pachl stated more information would be helpful and opined tabling the matter.

Kinder Morgan Plant Manager, Al Rhodes and Shane Brady, Health and Safety Coordinator were present. Mr. Rhodes stated the exterior storage of pine bark is a spot business for the company. The product will be received via barge which is then kept on site for a 2-3 week period prior to being transported off site. Mr. Rhodes indicated the presence of a 10' easement which slopes away from the harbor and a 6" cap along the harbor wall will prevent the material from migrating to the river.

Discussion ensued regarding concerns with decomposition, odors, smoldering, pile management and the increase of truck traffic to transport the material off site.

Commissioner Krueger stated the river corridor is a precious commodity and expressed concerns with the material being visible from the river. The applicants stated product will be transferred by barge once each in the spring and fall and will remain on site for a 2-3 week time period. Discussion ensued regarding odors. The applicants stated no odor studies had been conducted; however, the intent is to water and turn the pile once per week to prevent odors.

Commissioner Pachl stated his recommendation would be to table the item to give the applicant additional time to provide more information.

Chair Yendell opened the public hearing.

Mr. Hellegers stated no correspondence was received regarding the application. Bobby Schlieske, Bestway, Inc. (1201 Concord St.) stated his business is east of the applicant and asked whether there would be any chemicals associated with the bark to which the applicant stated "no".

To answer Commissioner Felton's query regarding the how the number of shipments is determined the applicant stated shipments are based on a contract which is not to exceed two in total.

Motion to continue the matter to the April 4, 2018 Planning Commission meeting – Pachl/Felton (7-0)

C) PC Case #2018-08: Consider an application by Danner Family Limited Partnership for a CUP and variances for construction of an office and truck repair facility at 1199 Concord Street South

Mr. Hellegers reported the applicant is looking to relocate from his current location to 1199 Concord Street South and is seeking a CUP for exterior storage and gas station/fueling uses as well as a side setback variance for a building that would remain on site, a variance from the minimum Floor Area Ratio (FAR) and an amendment to the comprehensive plan from Mixed-Use Commercial to Light Industrial. The applicant requested the matter be continued to the April 4, 2018 meeting; however, Mr.

Hellegers requested the public hearing be held due to the fact the hearing was noticed and individuals are in attendance to comment on the application.

Chair Yendell opened the public hearing.

Mr. Hellegers stated there was no correspondence received.

Bobby Schlieski of Bestway (1201 Concord Street) stated his property is south of the site. He expressed concerns with how the equipment will enter and exit the lot, the amount of outside storage and what exactly the property will be used for.

Matt Tuneberg, General Manager Midwest Warehouse, located immediately east of the property in question asked if the fuel stations were for the Danner fleet only or if off-sale fuel sales will be permitted and if the applicant will be allowed to continue with concrete making.

Mr. Hellegers stated the questions raised will be addressed at the April 4, 2018 meeting.

Discussion ensued regarding extending the notice due continuance of the matter. Mr. Hellegers stated only those in attendance or those who send in comments will be notified of the April 4th meeting.

Motion to continue the matter until April 4, 2018 – Humenik/DesMarias (7-0).

OTHER BUSINESS

Commissioner DesMarais introduced herself stating she's been a South St. Paul resident for 3 years.

ADJOURNMENT

Motion to adjourn the meeting at 7:46 P.M. – Felton/Contreras (7-0)