

**MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
APRIL 4, 2018**

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

Present:	Isaac Contreras Angela DesMarais Justin Humenik Jason Pachl Stephanie Yendell Peter Hellegers, City Planner	Absent:	Timothy Felton Ruth Krueger
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- 1) APPROVAL OF AGENDA – approved as presented – Humenik/Contreras (5-0)
- 2) APPROVAL OF MINUTES for March 7, 2018 – Pachl/DesMarais (5-0)
- 3) NEW BUSINESS

A. Elect Planning Commission Vice Chair

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

4) PUBLIC HEARINGS

A. PC Case #2018-09: Behr Design (3496 West 220th Street, Jordan, MN 55352) – Variances to allow for the expansion of an existing home at 553 Star Lane.

Mr. Hellegers stated the applicants are seeking small variances to the front and side yards in order to construct an addition to the existing single family home at 553 Star Lane. The proposed addition would extend 1-foot closer to the front property line than the existing house and approximately 6-feet closer to the side property line than the existing garage. The addition increases the garage to two spaces and expands the house to accommodate another bedroom. Exterior finishes would match that of the existing structure.

Commissioner Pachl opined the house across Congress St. has a similar side yard setback as proposed by the applicant.

The applicant stated the option of expanding behind the existing garage was explored; however, lacked a logical flow of the existing house.

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.

Motion to approve a 4-foot side setback variance and 3-foot front setback variance subject to the conditions noted in the staff report for the property at 553 Star Lane – Pachl/Contreras (5-0)

B. PC Case #2018-10: South St. Paul Rod & Gun Club (600 Gun Club Road) – An application for a Conditional Use Permit to amend the berm height around the north side of the property.

Mr. Hellegers reported the applicant is requesting a CUP to amend the berm on the northern portion of the property. In previous years the applicant received CUP approval for temporary or permanent levees/berms. In 2015, a CUP was approved to increase the berm for the rifle range area. With this request the applicant proposes to increase the northern berm height ranging from 710—725 feet in elevation. The portion with an elevation of 710 feet would be east of the temporary shotgun/5-stand shoot trailer. The north end abutting Dakota Bulk would have an elevation of 725 feet which would spread the berm out further around the skeet and trap areas to make it easier for the Gun Club to screen the area to clean up material from the skeet shooting stations in addition to providing better drainage.

Chair Yendell asked whether the applicant has a regular schedule to clean up the property.

Dan Malecha, Board of Directors and Sue Olson, President of SSP Rod and Gun Club were present to discuss the proposal. Mr. Malecha responded to Chair Yendell's question regarding cleanup of the property stating there is no routine schedule; however, it is done every 7 years. Lead reclamation was undertaken last summer and fall but with extra rainfall they weren't able to complete the cleanup.

Chair Yendell opened the public hearing.

Mr. Hellegers reported no correspondence was received nor was there anyone present to comment on the application.

Discussion ensued regarding lead reclamation, the importance of maintaining the property and whether a condition should be added to address cleanup standards. After discussion, it was the consensus the matter is adequately addressed in Condition #3 of the staff report relating to Compliance with Laws and Approvals.

Motion to approve a Conditional Use Permit to amend the berming around the northern portion of the property (top height at 710—725 feet ASL), subject to the conditions in the staff report for the property at 600 Gun Club Road – Pachl/DesMarais (5-0)

C. PC Case #2018-07: Kinder Morgan Dakota Bulk Terminal (925 Hardman Avenue South) – An Interim Use Permit for exterior storage of pine bark material.

Chair Yendell stated this item was continued from the March 7, 2018 meeting and the public hearing remains open.

Mr. Hellegers reported he met with the applicant after the March 7th meeting, to obtain more information regarding the application. The applicant is now seeking an Interim Use Permit rather than a CUP for a 1-year term to allow for seasonal pine bark storage. Mr. Hellegers stated the dates for the fall window have been amended from what was initially proposed. The window for spring storage is March 31st – May 31st and the fall from September 1st – November 1st. The proposed pine bark storage would be located on the southern portion of the property on a storage pad 100 feet x 200 feet and not exceed 25 feet in height. The Interim Use Permit would terminate at the end of December, 2018. Mr. Hellegers stated if all goes well the applicant could apply for a 3-year IUP in 2019.

Shane Brady and Al Rhodes of Dakota Bulk Terminal were present. Shane Brady discussed secondary containment mechanisms in place to ensure there would be no discharge from the use into the river.

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

Chair Yendell closed the public hearing.

Motion to approve the Interim Use Permit for exterior storage of pine bark material for the property at 925 Hardman Avenue South subject to the conditions in the staff report – Humenik/ DesMarais (5-0)

D. PC Case #2018-8: Danner Family Limited Partnership (843 Hardman Avenue South) – Conditional Use Permit and Variances to develop an office and truck repair facility at 1199 Concord Street South (Serice)

Chair Yendell reported the matter is continued from the March 7, 2018 meeting and the public hearing is open; however, the applicant (Danner) has withdrawn the application.

Mr. Hellegers reported no correspondence was received nor was there anyone present to comment on the application.

Chair Yendell closed the public hearing.

5. OTHER BUSINESS

A. Updates

Mr. Hellegers reported the Kaposia Club application was approved by the City Council. The applicant has submitted building plans for review and hopes to be open in early December.

ADJOURNMENT

Motion to adjourn the meeting at 7:38 P.M. - Humenik/Contreras (5-0)