

**MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
July 3, 2019**

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

Present: Isaac Contreras
Angela DesMarais
Ruth Krueger
Stephanie Yendell
Peter Hellegers, City Planner

Absent: Justin Humenik
Jason Pahl

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

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

4) PUBLIC HEARINGS

A) PC Case #2019-10: Westcott Auto Sales LLC, 809 Main Street, St. Paul Park, MN 55045 – An application for a Conditional Use Permit (CUP) for a used car lot on the property at 1100 Concord Street South.

Mr. Hellegers explained the applicant proposed a used car sales lot at 1100 Concord Street South for up to 12 cars. Car sale uses are a Conditional Use in the General Business District. The building currently houses Grevas Photography Studio and Armstrong Fitness. Staff recommended denial on the grounds of insufficient parking spaces for vehicle display and general business parking.

Chair Yendell inquired if the site plan reflects the pavement modifications that the applicant had proposed in the application. Mr. Hellegers noted the applicant wanted to square off the corner of the parking lot to provide more spaces but this was not addressed in the site plan.

Chair Yendell asked if restriping the lot would affect egress from the building. Mr. Hellegers noted it would not in terms of safety issues but it would impact how the site could use the loading docks and drive-in doors.

Commissioner Contreras clarified if the CUP was required because the site would be used for auto sales or due to the number of vehicles on onsite. Mr. Hellegers explained that a CUP is required for any auto sales in South St. Paul.

Commissioner DesMarais queried if the site improvements listed under the conditions for approval had been completed. Mr. Hellegers clarified the improvements do not need to be completed until July 31, 2019.

Chair Yendell asked why the site plan showed a parking space that does not meet City Code and if this was the case for all of the spaces or just the one space. Mr. Hellegers clarified that it was just the one space. Chair Yendell voiced concern over whether or not the parking spaces onsite met code.

Dan Grevas, 1100 Concord Street, South St. Paul, MN, 55075, and Darcy Tinnes, 809 Main Street, St. Paul Park, MN 55045, stepped forward to address the City commissioners. Mr. Grevas explained that 9 of the 10 parking spaces shown in the site plan do meet City Code requirements and the non-compliant spot was not counted towards the required number of parking spaces.

Chair Yendell pointed out the dumpster was not marked on the site plan. Mr. Grevas showed the commissioners where the dumpster would be located. Commissioner DesMarais clarified if the owner still planned to enclose the dumpster onsite. Mr. Hellegers informed the commissioners and Mr. Grevas that City Code requires dumpsters to be enclosed.

Chair Yendell asked if the parking spaces had been measured to provide sufficient space to back out, considering the site plan did not accurately include the dumpster or correct number of spaces. Mr. Grevas clarified that there was sufficient space.

Discussion ensued regarding the parking lot site plan and whether there was adequate space onsite for all of the elements onsite. There was a disconnect between the Commissioners and Mr. Grevas because the applicant provided a non-traditional site plan.

Chair Yendell verified if Mr. Grevas was aware of the proposed conditions for the CUP and if he had any concerns meeting the conditions. Mr. Grevas stated he was aware and did not have any concerns meeting the conditions.

Chair Yendell opened the public hearing.

There was no one in attendance nor was there any correspondence received regarding the application.

Chair Yendell closed the public hearing.

Commissioner Felton asked when the 30 days window would begin for the dumpster enclosure. Mr. Hellegers stated it would be required within 30 days of the start of the automobile sales use.

Commissioner DesMarais stated she was not certain there was adequate space for the proposed site use.

Commissioner Contreras voiced that he was in favor of the CUP provided the required conditions were met.

Chair Yendell queried City Code requirements for parking onsite. Mr. Hellegers explaining the parking requirements under City Code.

Chair Yendell noted concern over permanency of the number of parking spaces with the condition use permit and the lack of a site plan.

Commissioner Contreras clarified if the Planning Commission would need to review the application again if the revised site plan does not meet code. Mr. Hellegers confirmed that a revised site plan would be required before the applicant goes before City Council but the Planning Commission would not need to review the site plan.

The commissioners clarified and discussed off-street parking regulations under City Code and their application to the site.

Chair Yendell strongly encouraged Mr. Grevas to revise the site plan before the City Council meeting and explained the information needed for the revised site plan.

Motion to approve the Conditional Use Permit as presented – Felton/Krueger (3-2)

5) OTHER BUSINESS

Mr. Hellegers stated there would be a joint work session with members of the City Council, Planning Commission and Economic Development Advisory Board on Monday, July 8th at Central Square Community Center.

Chair Yendell requested a status update on the Rod and Gun Club at the August 7th Meeting.

6) ADJOURNMENT

Motion to adjourn at 8:31 PM – Contreras/ DesMarais (5-0)